



Apartment One-bedroom (2+kk)

€ 482 132 | CZK 11 735 100

73.8 m², Prague 5, Smíchov, Svornosti





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Total area	78 m²
Floor area*	74 m²
Balcony	4 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110548

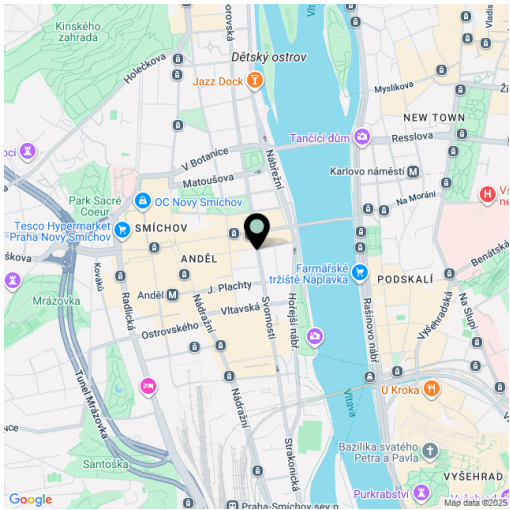
This cozy two-room apartment with a balcony, ideal for primary living or as an investment property, is in the heart of one of Prague’s most popular neighborhoods, just a few minutes’ walk from the Anděl metro station and Nový Smíchov shopping center.

The apartment, located on the 1st floor of the **Svornosti Residence**, consists of a living room with a **fully equipped kitchen**, a bedroom with a **balcony**, a bathroom with bathtub, a separate toilet, a walk-in wardrobe, and an entrance hall.

The windows and floors are wooden, and the kitchen is custom-designed with **built-in appliances**. Heating is provided by a **central boiler**. The common areas of this historic building feature refurbished original architectural and craftsmanship details. Each floor is connected not only by an **exceptional period staircase** but also by a modern elevator.

The residence is just steps away from the Nový Smíchov shopping center, offering a wide selection of shops, cafés, and restaurants. The **Anděl metro station** is only a 3-minute walk away, and the **Smíchov train station** can be reached by tram in just a few minutes. Smíchov also offers peaceful green oases, including the Sacre Coeur, Mrázovka, and Portheimka city parks.

Floor area 73.8 m², balcony 3.8 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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No.	Name	Area / sqm
01	Living room + Kitchen	33,5
02	Bedroom	13,0
03	Bathroom	4,9
04	WC	1,1
05	Hallway	13,8
06	Cloakroom	2,8
Usable floor size		69,1
Total floor size		73,8
07	Balcony	3,8
Cellar		NO
Parking spot		NO

Apartment R-9

1 bedroom

73,8 sqm

2nd floor



2nd floor





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