



Apartment Two-bedroom (3+kk)

€ 521 199 | CZK 12 685 995

80.5 m², Prague 5, Smíchov, Svornosti





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Total area	81 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110557

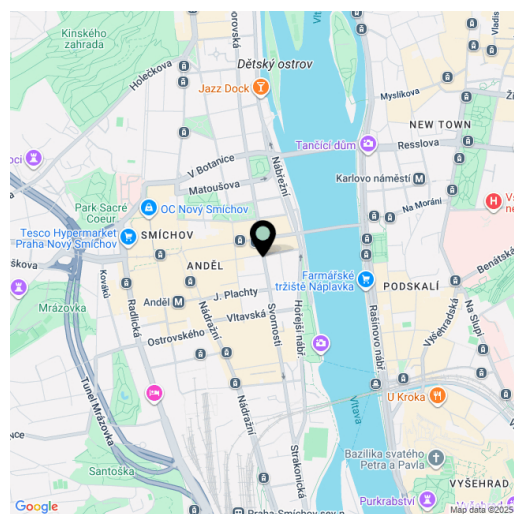
This cozy three-room apartment, ideal for primary living or as an investment property, is in the heart of one of Prague's most popular neighborhoods, just a few minutes' walk from the Anděl metro station and Nový Smíchov shopping center.

The unit consists of a living room with a kitchenette, two bedrooms, a bathroom with a bathtub, a separate toilet, and an entrance hall.

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

Thanks to its proximity to the city center, metro station, and full civic amenities, **Smíchov** is one of Prague's most sought-after neighborhoods. The area combines the **historic charm** of Art Nouveau buildings and theaters with modern shopping centers and office spaces, alongside a diverse selection of bistros, cafés, and bars. Near the five-star Nový Smíchov shopping center, you'll find two multiplex cinemas and a wide range of restaurants, including the unique Manifesto Market **gastronomic and social space**.

Floor area 80.5 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	40,2
02	Bedroom	11,8
03	Bedroom	11,9
04	Bathroom	4,2
05	WC	1,4
06	Hallway	7,6
Usable floor size		77,1
Total floor size		80,5
Cellar		NO
Parking spot		NO



5th floor



Apartment R-19

2 bedrooms

80,5 sqm

5th floor