



Apartment One-bedroom (2+kk)

€ 459 964 | CZK 11 195 520

68.6 m², Prague 5, Smíchov, Svornosti





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Total area	69 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110558

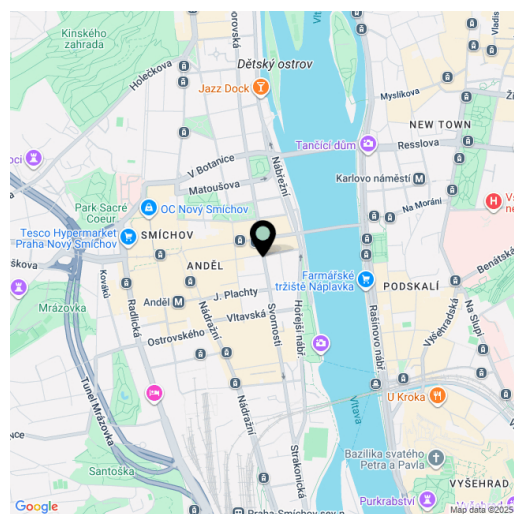
This cozy two-room apartment, ideal for primary living or as an investment property, is in the heart of one of Prague's most popular neighborhoods, just a few minutes' walk from the Anděl metro station and Nový Smíchov shopping center.

The unit consists of a living room with a kitchenette, a bedroom, a bathroom with a shower and toilet, a **walk-in closet**, 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 68.6 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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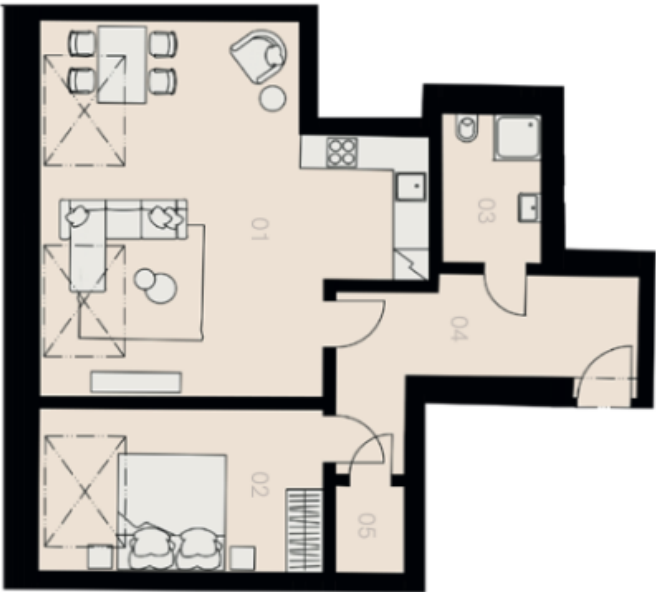
No.	Name	Area / sqm
01	Living room + Kitchen	34,9
02	Bedroom	13,7
03	Bathroom + WC	4,4
04	Hallway	10,8
05	Cloakroom	1,9
Usable floor size		65,7
Total floor size		68,6
Cellar		NO
Parking spot		NO

Apartment R-20

1 bedroom

68,6 sqm

5th floor



5th floor

