



Apartment Two-bedroom (3+kk)

€ 554 871 | CZK 13 500 000

79.2 m², Prague 5, Smíchov, Svornosti



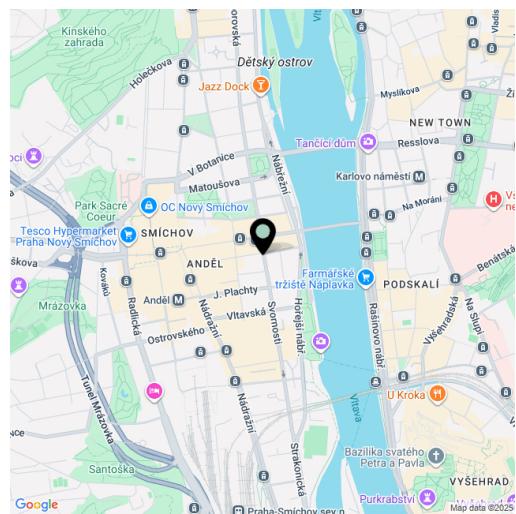


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Total area	86 m ²
Floor area*	79 m ²
Terrace	7 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	110560



* 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.

This air-conditioned three-room apartment with a terrace overlooking a quiet inner courtyard is on the 5th floor of the Svorností Residence, located in the central part of Smíchov, within walking distance of the Anděl metro station, tram stops, and a wide selection of restaurants, cafés, and shops.

The unit consists of a living room with a kitchenette and access to terrace, 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 79.2 m², terrace 6.6 m².



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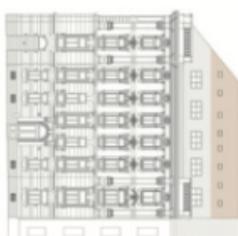
Apartment R-23

2 bedrooms

79,2 sqm

6th floor

No.	Name	Area / sqm
01	Living room + Kitchen	35,1
02	Bedroom	11,2
03	Bedroom	12,4
04	Bathroom	4,2
05	WC	1,9
06	Hallway	10,0
Usable floor size		72,7
Total floor size		77,6
07	Terrace	6,6
Cellar	NO	
Parking spot	NO	



6th floor

