



Apartment One-bedroom (2+kk)

Sold

44 m², Prague 5, Smíchov, V Lesíčku

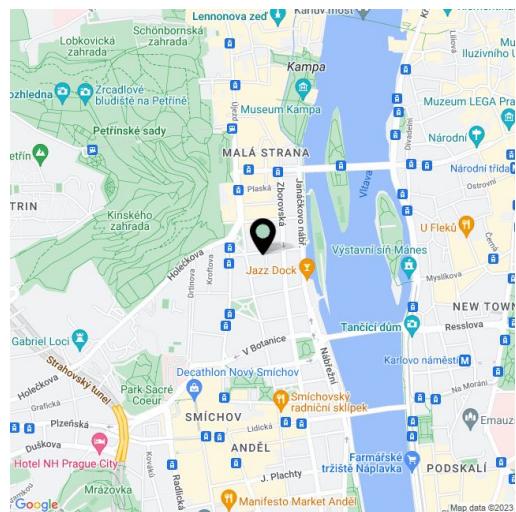




Apartment One-bedroom (2+kk)

Sold44 m², Prague 5, Smíchov, V Lesíčku

Total area	47 m ²
Floor area*	44 m ²
Balcony	3 m ²
Parking	-
Cellar	-
PENB	G
Reference number	26529



* 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.

Bright renovated apartment located on the 4th floor of a fully reconstructed apartment building with a new glass elevator, near the funicular to Petřín Hill and with great access to the center of Prague.

Upon entering the apartment, you will find an open space with a **living room with a balcony** and a preparation for a **kitchen**. Doors from the corridor lead to a **utility room with a window**, to a **bathroom**, and to a **bedroom** oriented as well as the balcony to the east toward a quiet courtyard with greenery.

The bathroom is equipped with a shower, a **JIKA** bidet and toilet, and **built-in water taps**. The apartment features new **casement windows**, **wooden floating floors**, plasterboard ceilings, and gypsum plaster. Heating is provided via **Radík** radiators and an **Immergas** gas flow boiler, which is hidden in the **utility room**.

A popular location near the **Vltava River** with excellent transport accessibility by car and public transport – bus and tram stops are close-by, the **Anděl metro station** (line B) is a 10-minute walk away. Parking is in front of the house in a zone for residents. Easy connection to the Prague Ring Road and the D5 motorway to Germany and towards the airport. A full spectrum of amenities are nearby: shops, restaurants, bars, and cafes, and the **Nový Smíchov shopping center** is within walking distance. **Petřínské sady** Park is accessible by funicular, while **Kampa**, with its romantic **Certovka Canal**, is accessible on foot.

Interior 44.2 m², balcony 2.8 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.