



## Apartment One-bedroom (2+kk)

Sold

45 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

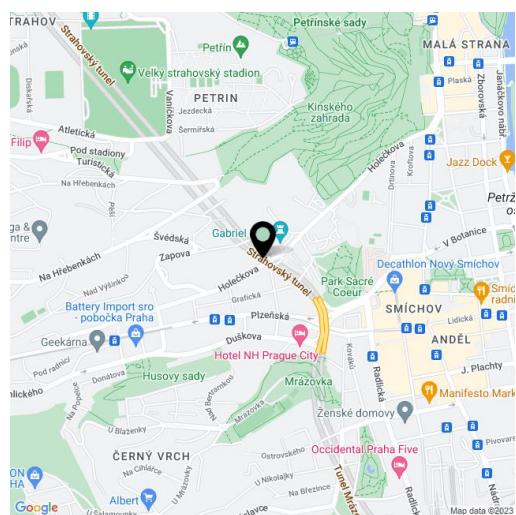




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Total area	50 m <sup>2</sup>
Floor area*	45 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	1 garage parking space
Cellar	-
PENB	B
Reference number	29334



\* 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.

**New spacious and bright studio apartment with a balcony and garage is part of the barrier-free Vitality Residence. The residence has a reception, fitness center, relaxation area, a lounge with a fireplace and other meeting areas.** Final inspection in January 2020.

The layout of the apartment on the 2nd floor consists of a living area with a dining room, a partly separated kitchen, a balcony and a relaxation area.

There is also a separate bedroom with a window, bathroom and a hall. The layout of the apartment according to the declaration of the owner is studio apartment.

The interior includes **Kährs Spirit heated oak flooring** with brushed finishes and matt varnish, **large format French windows** with insulating triple glazing and M & T design fittings, **Villeroy & Boch** sanitary equipment and **Hüppe** shower, built in faucets, large format tiles and **Porcelaingres** tiles, **Woodplastic Forest Teak** surface on the balcony, a security entrance fire and soundproof door. The house is secured by a camera system, a 24-hour reception, security sensors and alarm. The apartment is equipped with an **emergency assistance button**. The apartment has a **garage parking space**.

Situated by the popular **Anděl** area, where you can reach the **Sacré Coeur park** in just 3 minutes. You can enjoy all the benefits of urban life: wide shopping opportunities, cultural activities, restaurants and cafes, doctors and pharmacies, proximity to public transport, **quick connections to the center** and also easy access out of the city. The **Kinský garden** and **Petřín Hill** are both nearby.

The sale is not subject to property acquisition tax. Assignment of a future purchase contract.

Interior 45 m<sup>2</sup>, balcony 5 m<sup>2</sup>.

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



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