



Apartment Three-bedroom (4+kk)

Sold

92 m², Prague 5, Smíchov, Ke Klimentce

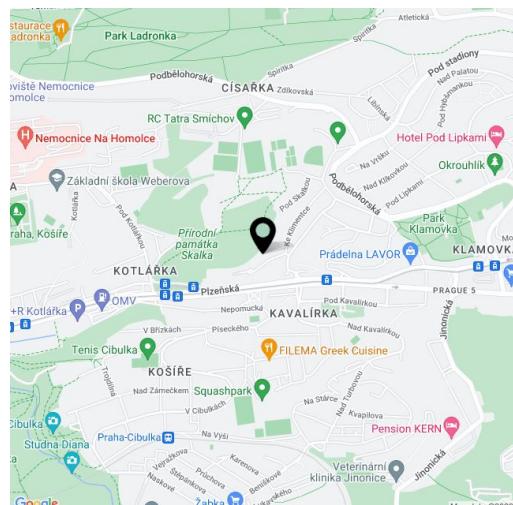




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Total area	98 m ²
Floor area*	92 m ²
Balcony	6 m ²
Parking	Garage space included.
Garage	Yes
Cellar	Yes
Service price	5 000 CZK monthly
PENB	G
Reference number	29650



* 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.

Furnished apartment with a balcony and beautiful views of the surrounding greenery, located on the 2nd floor of a new building with a lift, a shared garden and underground parking. Quiet residential location in Prague 5 just a few minutes' drive to the commercial center and the Anděl metro station, within easy reach of the French Lyceum and Ladronka Park.

The layout of the apartment consists of a living room with a fully equipped kitchen and access to the balcony, 3 bedrooms, a bathroom with bathtub and toilet, a walk-in wardrobe, a guest toilet and an entrance hall.

Features include **oak parquet flooring** and tiles, entrance security doors, wooden windows with interior blinds. An alarm system provides security for the apartment. There are also PC networks and satellite. The price includes **1 garage space** and a **cellar unit**. A pram/bicycle storage room is available for the residents of the building. A security/camera system guards the whole house.

The building is located in a residential area surrounded by greenery. On **Plzeňská Street**, there are **tram stops**, which are just a few minutes' walk. All civic amenities are within a short walking or driving distance (kindergarten, elementary school, supermarket, hospital with children's emergency room and pharmacy, post office, restaurant and more). Nearby are **Ladronka Park**, several tennis courts, a football stadium and a rugby and beach volleyball club.

Interior 91.5 m², balcony 6 m², cellar.



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