



## Apartment Three-bedroom (4+kk)

Sold

121 m², Prague 5, Smíchov, Švédská





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Total area	136 m²
Floor area*	121 m²
Terrace	15 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	5 357 CZK monthly
PENB	C
Reference number	30016

This bright spacious apartment with a south-facing terrace and stunning panoramic views of Prague on the 2nd floor of a building with a front garden features a practical layout and 2 garage parking spaces. The attractive Hřebenký neighborhood boasts plenty of greenery. The apartment is a short walk from the Kinsky Garden and Sacré Coeur parks, through which you can easily reach the Andel metro station.

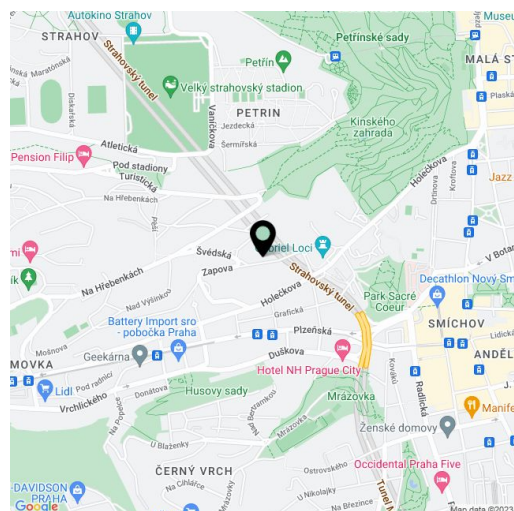
The interior is divided into a social and a relaxation zone with a generous entrance hall in between. The south-facing living area consists of a living room with a kitchen and a terrace. The terrace is also accessible from the study/guest bedroom. Two bedrooms are located in a north-facing private zone. There is a separate toilet and a spacious bathroom (shower, corner bath, double sink, toilet, bidet) accessible from the hallway.

Features include large-format euro windows, wooden floors, heated floor tiles in the bathroom, floor convectors in the living rooms, and a fully fitted kitchen with built-in appliances. The purchase price includes 2 garage spaces and a cellar.

The building with a common garden is located on a one-way street used mainly by residents. A kindergarten, elementary school, and the French Lyceum are just a few steps from the house. The tram stop, metro station (Line B), the Nový Smíchov shopping center, or the Švanda Theater are all just a short walk away. The neighbouring Kinský Garden park and the extensive Petřín Gardens are ideal for leisurely walks.

Interior 121.3 m², terrace 14.8 m², cellar 2 m².

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



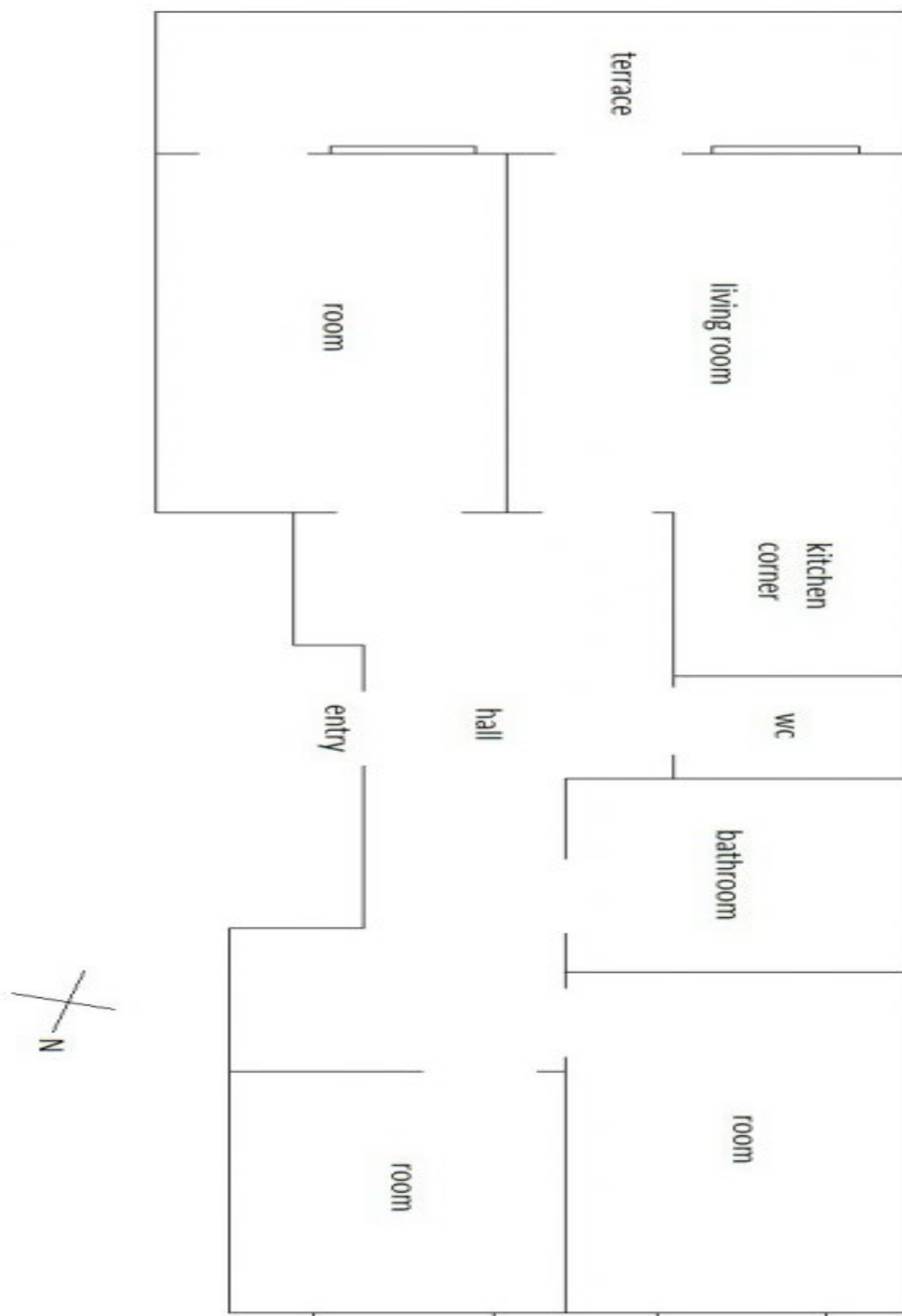
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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