



## Apartment One-bedroom (2+kk)

Sold

53 m<sup>2</sup>, Prague 5, Smíchov, Jeřabinová



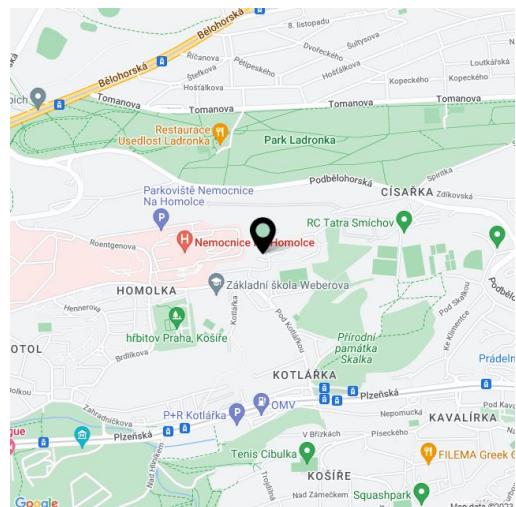


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Total area	64 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking place
Garage	Yes
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	31270



\* 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 west-facing apartment with a large balcony and a garage parking place is located on the 1st floor of the modern Souhvězdí Homolka modern residential project. The complex is set in the greenery near Ladronka Park.**

The interior consists of a living room with a kitchen and dining area, one bedroom, a bathroom (shower, washbasin, heating ladder), a guest toilet, and a foyer. **The spacious balcony** is adjacent to both living spaces; access is from the living room.

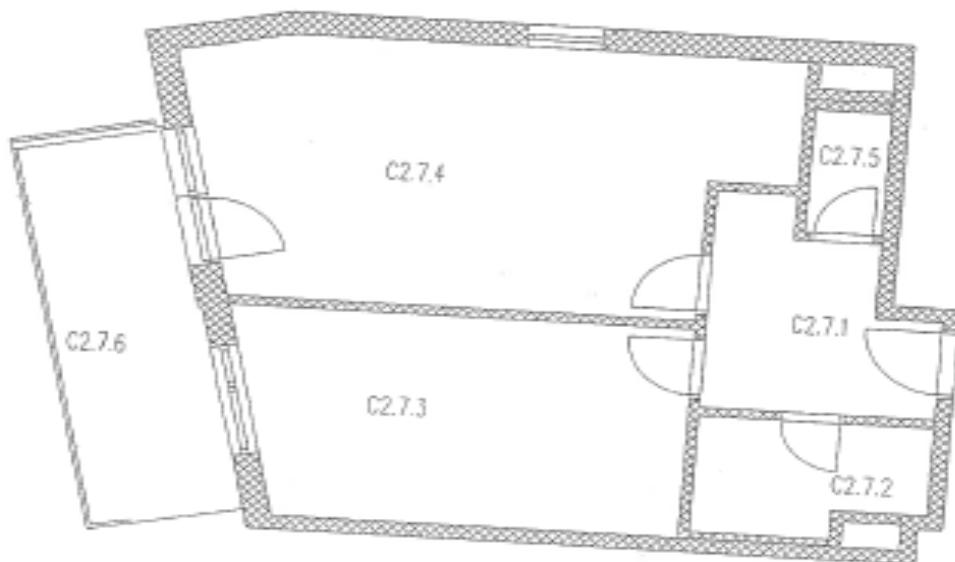
Facilities include laminate floors, electric underfloor heating in the bathroom, **wooden double-glazed Euro-windows**, or a fully-equipped kitchen. There is central heating. The house has an elevator and cable (STA and SAT). The unit comes with **a garage parking place and a cellar**.

**The very quiet location** is surrounded by greenery; the house is located at the end of a street that serves only residents and visitors. There is a wide range of **sports activities** (a football and rugby club, tennis courts, an indoor swimming pool, a playground, a bike trail or inline track) nearby. Transport links are provided by buses that go to the Andel metro station line B (8 minutes). There is also a tram stop within walking distance or a minute's bus ride.

Floor area 56.3 m<sup>2</sup>, usable area 53.45 m<sup>2</sup>, balcony 10.66 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.

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OBJEKT: SOUHVĚZDI-C  
 PODLAŽÍ: 2NP  
 OZNAČENÍ BYTU: C2.7  
 BYTOVÁ JEDNOTKA: 14  
 KATEGORIE: 2+kk



C2.7.1	PŘEDSÍň	6,57
C2.7.2	KOUPELNA	4,26
C2.7.3	LOŽNICE	15,99
C2.7.4	OBÝVACÍ POKOJ + K.K.	25,00
C2.7.5	WC	1,63
C2.7.6	BALKON	10,66
UŽITNÁ PLOCHA BEZ BALKONU		53,45
CELKOVÁ PLOCHA BEZ BALKONU		56,22