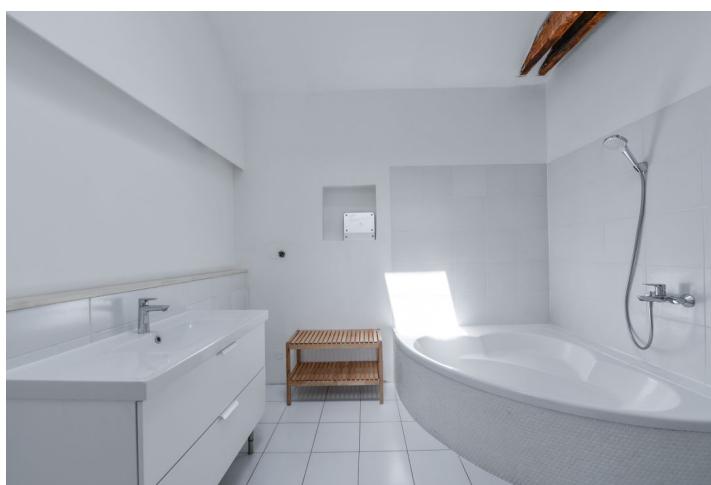
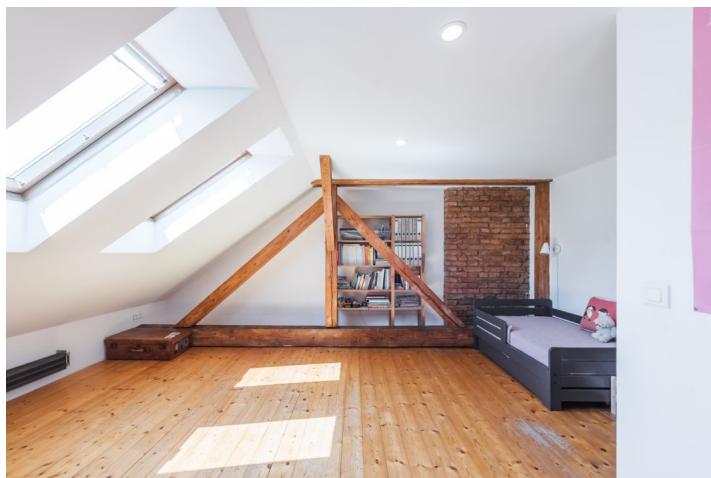




## Apartment Two-bedroom (3+1)

Sold

126 m<sup>2</sup>, Prague 5, Smíchov, Na Václavce



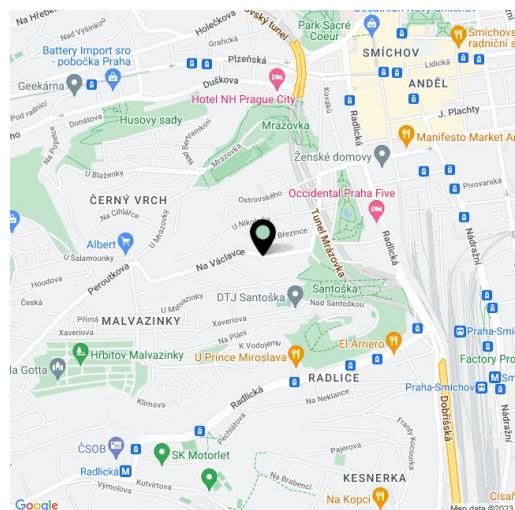


## Apartment Two-bedroom (3+1)

Sold

126 m<sup>2</sup>, Prague 5, Smíchov, Na Václavce

Total area	188 m <sup>2</sup>
Floor area*	126 m <sup>2</sup>
Terrace	62 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 192 CZK monthly
PENB	G
Reference number	32619



\* 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 bright attic duplex apartment with a fresh interior and a large rooftop terrace situated on the 4th and 5th floors of an apartment building located within walking distance of the Anděl business and entertainment center, next to the traditional Malvazinky residential area.**

On the entrance level, there is a large kitchen with a dining area and a living room; both rooms are sunny and airy, open over 2 floors. There is also 1 bedroom, a bathroom, a guest toilet, a closet, and a hallway. The 1st floor, accessible by a staircase from the living room, consists of 2 bedrooms and a study with access to the **rooftop terrace** overlooking **Vyšehrad**, the **National Theater**, and other Prague landmarks.

The facilities include **wooden floors** with floor convectors, skylights with blinds, and a **fireplace**. The common areas of the building have been reconstructed; no elevator. Parking is in front of the building in the residents' zone.

It is located within walking distance of Anděl in Smíchov. In close proximity, there is a kindergarten and an elementary school, a post office, a pharmacy, a grocery store, a restaurant, or an ice rink, as well as a high school and the **French Lyceum**. The local evangelical church, **memorial to Milada Horáková** by the sculptor Olbram Zoubek, the **Helena Art Nouveau villa**, other architecturally significant buildings, and especially an abundance of green spaces make the location more pleasant and cultivated. **Santoška Garden** under the wooded Paví Hill, and the landscaped **gardens of Skalka** and **Mrázovka Park** are within walking distance. A tram and metro stop is a 5-minute walk or a 2-minute bus ride away (stop near the house). Traveling by car is made easier due to the proximity to the Mrázovka tunnel.

Interior 125.9 m<sup>2</sup>, terrace 62.5 m<sup>2</sup>.



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patro s terasou