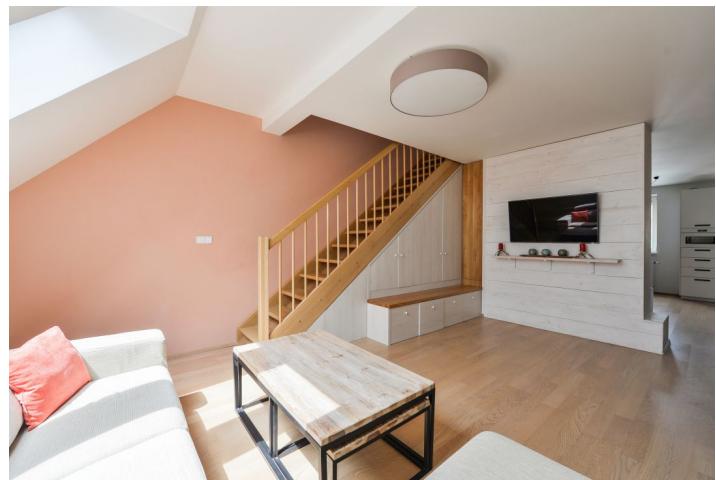




## Apartment Four-bedroom (5+kk)

Sold

150.7 m<sup>2</sup>, Prague 5, Smíchov, Štefánikova



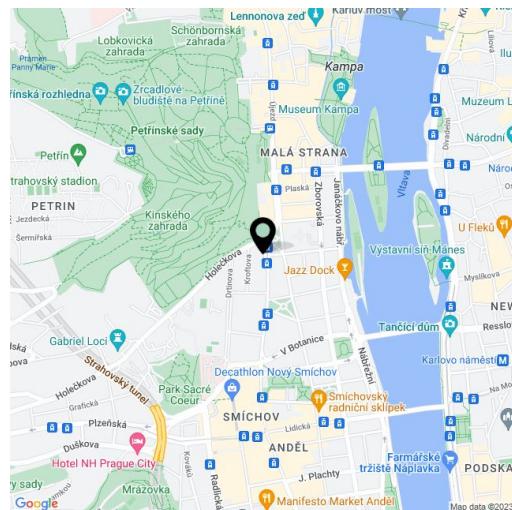


## Apartment Four-bedroom (5+kk)

Sold

150.7 m<sup>2</sup>, Prague 5, Smíchov, Štefánikova

Total area	170 m <sup>2</sup>
Floor area*	151 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	6 800 CZK monthly
PENB	G
Reference number	36152



\* 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 4-bedroom duplex apartment with a terrace overlooking the wooded Strahov slope offers comfortable living in a peaceful area disturbed only by birdsong, yet within easy reach of the Anděl Smíchov pedestrian zone, the city center, many parks, and all services.**

**The 150-meter floor area of the apartment**, which faces the courtyard, is divided into two levels. The entrance floor (4th floor of the building) has a spacious living room with an open plan kitchen and dining room, 2 bedrooms, a bathroom (with a bathtub and toilet), a guest toilet with a connection for a washing machine, and a large entrance hall. A staircase in the living room leads to the attic, where there is a study, a bedroom with a walk-in dressing room and bathroom, and access to a terrace that provides pleasant views of the surrounding rooftops and the greenery of the Strahov hillside.

Facilities include **wooden floors**, **Velux** skylights with blinds and insect screens and wooden Euro windows, veneered interior doors, a Protherm electric boiler, and **underfloor heating** in the bathrooms. The unit comes with **2 large cellars**. The building has been renovated and its common areas have been completely refurbished. A **new elevator** has been installed.

Thanks to the location of the building and the orientation of the apartment towards the courtyard, the residents will not be disturbed at all by the sound coming from Štefánikova Street, which has tram stops that will help you reach the city center and Anděl in only a few minutes. There is a wide range of shops and services right on the street. Kindergartens, elementary and secondary schools and a **French lyceum**, as well as theaters, cinemas, cafés, a library, medical services, and sports centers are in the immediate vicinity. The location is even more pleasant thanks to the amount of greenery - on the Janáček embankment, in the **Sacré Coeur** Park, in the Kinský and Portheimka gardens, or on landscaped Arbesovo Square. The largest local green area is the nearby **Petrínské sady Garden**.

Interior 150.6 m<sup>2</sup>, terrace 19.3 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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Sold

150.7 m<sup>2</sup>, Prague 5, Smíchov, Štefánikova

