



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky

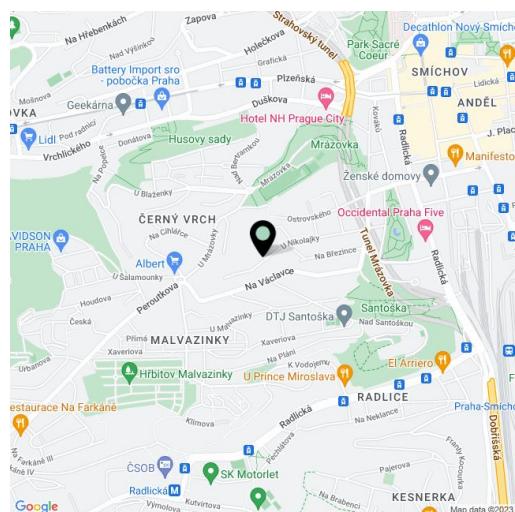




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Total area	63 m <sup>2</sup>
Garden	30 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	37130



\* 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 cozy garden apartment is situated on the ground floor of an award-winning apartment building by DAM architects with only 11 apartments that stands on a low-traffic cul-de-sac. A nice place with many famous villas, near the Smíchov pedestrian zone and Anděl public transport transfer station.

The practical layout consists of a living room with a kitchen and access to the **terrace**, a bedroom (also with access to the garden), a dressing room, a vestibule, and a bathroom (with a shower, toilet, sink, heated towel rail, and connection for a washing machine).

Facilities include **hardwood floors** and **wooden French windows** with a preparation for **safety aluminum blinds**; the kitchen is equipped with built-in Electrolux appliances (ceramic hob, electric oven, microwave, and refrigerator). The purchase price includes a **cellar**. The facade of the building is decorated with **natural Havlovice sandstone**.

The boutique Vila Mrázovka apartment building, completed in 2004, is set amongst the traditional villas in the **Malvazinky** neighborhood in a quiet and green part of Smíchov. There is a grocery store, several restaurants, or a winter stadium with public skating nearby. The lively **Anděl Center** in Smíchov is a 15-minute walk away. The location is made even more pleasant thanks to a **number of green areas**, such as the Santoška garden, Mrázovka Park, Na Skalce orchards, or Paví Hill.

The purchase price also includes complete facilities and equipment.

Interior 62.5 m<sup>2</sup>, terrace 30 m<sup>2</sup>, cellar 3.4 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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