



Apartment Three-bedroom (4+kk)

Sold

105.2 m², Prague 5, Smíchov, Na Císařce



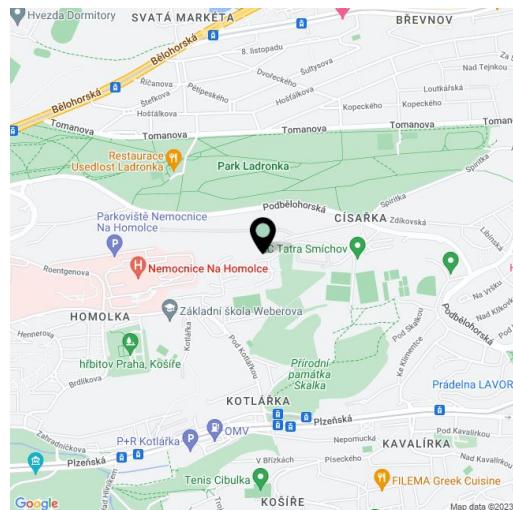


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Total area	105 m ²
Loggia	5 m ²
Garden	107 m ²
Parking	2 garage spaces
Garage	Yes
Cellar	-
PENB	C
Reference number	37288



* 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 modern duplex apartment perfect for family or multi-generational living with a loggia, a large garden, and 2 garage parking spaces is part of the successful Císařka residential project located in a quiet place on a southern slope surrounded by parks between Prague 5 and 6.

The apartment, created by joining two units (in the owner's deed registered as **two units**), consists of a living room with a kitchen and **access to the terrace** and **garden** on the ground floor, a bathroom (with a toilet and shower), a foyer, and a work area under the stairs. On the 1st floor is a bedroom with a **walk-in closet**, 2 rooms, a bathroom (with a bathtub), a separate toilet, and a **loggia**. If necessary, the area of the apartment can be divided again into 2 separate units.

The semi-enclosed Císařka residence, built in 2007, consists of smaller villas connected by walkways lined with **landscaped greenery**. Facilities include **wooden floating floors**, **wooden Euro windows**, lit railings, and **exterior blinds** in 2 bedrooms. The kitchen is fully equipped, and the interior features plenty of **storage space**. The purchase price includes **2 garage spaces** and all built-in furniture. The garden with a **self-watering system** has a separate entrance from the outside (good, for example, for the gardener). The complex includes a **24/7 reception**, security, a camera system, and a private **children's playground**.

An ideal place for a family that appreciates having sports facilities, tranquillity, and plenty of greenery in close proximity. Schools, shops, and medical services are within a short driving distance. Transport connections are provided by buses, which can be used to get to the Klamovka tram stop in about 4 minutes and to the Jinonice metro station (line B) in less than 15 minutes, or on the other side to the Dejvická station (line A). The apartment is close to **Ladronka Park**, the **Skalka Natural Monument**, or **Klamovka Garden**.

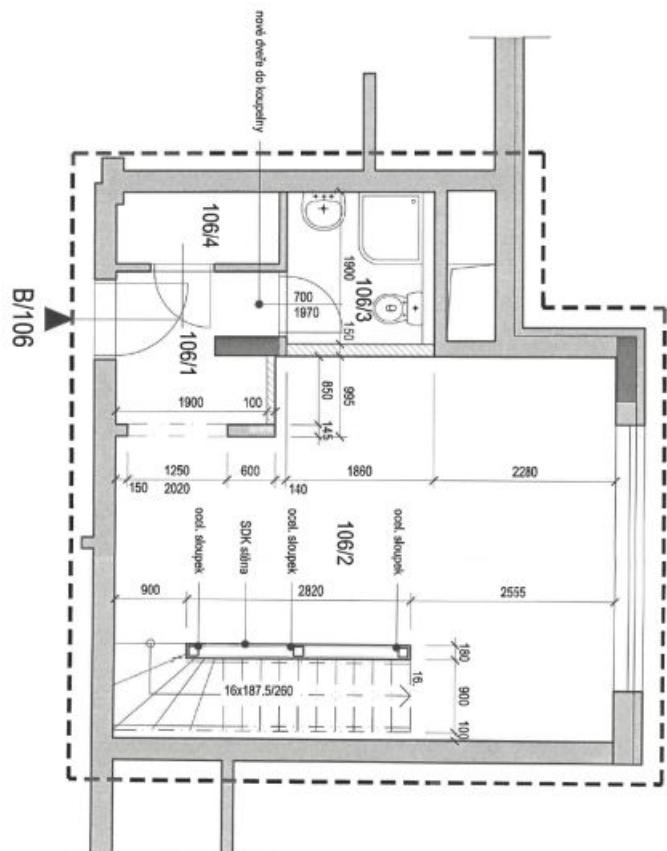
Interior 105.2 m², garden with terrace 107 m², loggia 4.6 m².



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