



Apartment One-bedroom (2+1)

Sold

69 m², Prague 5, Smíchov, Zapova



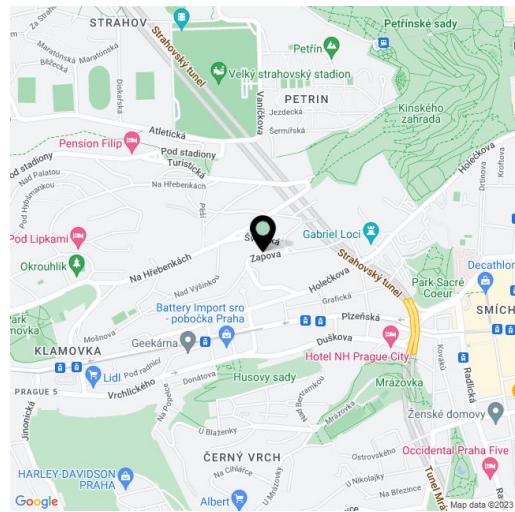


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Total area	69 m ²
Parking	-
Cellar	-
Service price	3 430 CZK monthly
PENB	G
Reference number	42407



* 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 apartment with nice views and original craftsmanship is part of a renovated Art Nouveau villa from 1910 with a garden. In an attractive location in the traditional residential area of Na Hřebenkách on the border of Prague 5 and 6 near Petřínské Sady Park.

The layout of the 1st floor apartment consists of a kitchen, 2 rooms, a bathroom (with a bathtub), a separate toilet, a utility room (with a connection for a washing machine), and a large entrance hall.

The house with only 11 residential units was completely reconstructed and renovated in 2014–2015. **Wooden windows** are exact replicas of the original, in addition, they have **insulated and soundproof glass**. **Brass handles** are original refurbished. **Parquet floors**. Risers, electrical wiring, and high-speed Internet connections as well as common TV antennas or an electronic intercom are new. The kitchen is fully equipped, and there is a built-in wardrobe in the hallway. Heating is by an electric boiler with low consumption, hot water is provided by a boiler. Residents can enjoy the sitting area in the **common garden**.

The district with many architecturally significant buildings is located near the Smíchov pedestrian zone on **Anděl**. Transport connections are provided by a bus line that ends at the Karlovo náměstí metro station, and so the city center can be reached from the house in less than 10 minutes. There is a grocery store, a kindergarten, and an elementary school in the immediate vicinity, and the **French Lyceum** is also nearby. The location boasts a large amount of **greenery**, not only in private gardens but also in the neighboring **Petřín Gardens** or the nearby **Ladronka** or **Sacré Coeur** parks.

Interior 68.8 m².

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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