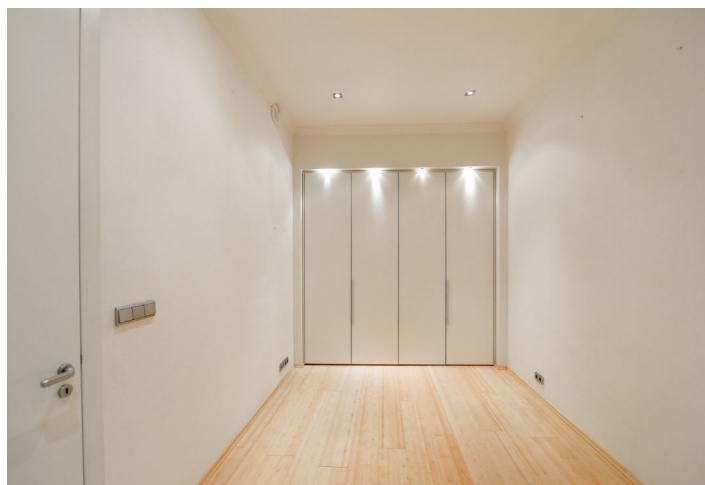




## Apartment Two-bedroom (3+kk)

Sold

95 m², Prague 5, Smíchov, Kroftova





## Apartment Two-bedroom (3+kk)

**Sold**95 m<sup>2</sup>, Prague 5, Smíchov, Kroftova

Total area	95 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	43084

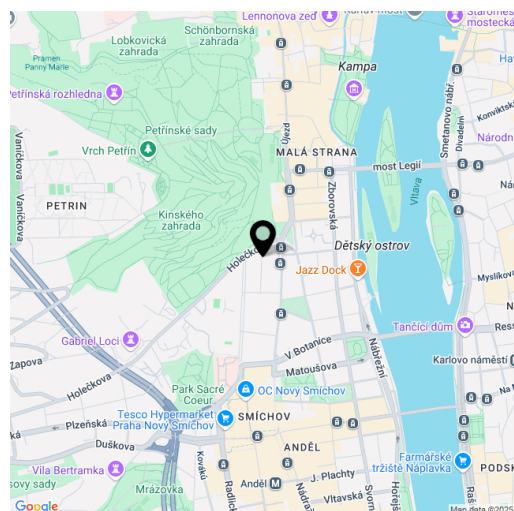
This classic 1st floor apartment is part of a cozy apartment building located on a quiet street in a traditional residential area between the Janáček embankment and Kinského Garden, a few minutes' walk from the Anděl shopping and entertainment center.

The layout provides a very spacious living room with an adjoining kitchen, a bedroom, a walk-through 12 sq. m. study (currently used as a bedroom), a bathroom (with a bathtub, two sinks, and a toilet), and an entrance hall.

The historic building with only 6 units is nicely renovated and continuously maintained; the **elevator** goes to the mezzanine floors. The unit was renovated in 2005. Windows are **casement**, and facilities include built-in wardrobes, built-in lights, a **security system**, or an intercom. Heating is by a gas boiler. The apartment includes a **storage/utility room** of 10 sq. m., which is located on the same floor. **Parking** can be arranged in the garages on the neighboring street.

Convenient location in Smíchov, on a one-way side street right next to the **Kinský Garden** and near the **Janáček embankment**. Within walking distance are the **Dětský** and **Strělecký islands** with **plenty of greenery**. The **Švandovo** and **National theaters** are also nearby. In close proximity are prestigious schools, including the **French Lyceum** or a high school, as well as the Anděl shopping and entertainment center. The city center can be reached by tram from a nearby stop, or on foot, by bike, or by scooter.

Floor area 94.89 m<sup>2</sup> (incl. a storage room).



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



## Apartment Two-bedroom (3+kk)

95 m², Prague 5, Smíchov, Kroftova

Sold

Kroftova

Byt 3+kk

2. NP

1	Předsíň	4,64 m²
2	Koupelna + WC	7,83 m²
3	Ložnice/Pracovna	12,48 m²
4	Ložnice	16,53 m²
5	Obývací pokoj + kk	39,95 m²
Vestavěné skříně		3,08 m²
Technická místnost mimo byt		10,38 m²
<b>Celková podlahová plocha</b>		<b>94,89 m²</b>

