



Apartment One-bedroom (2+kk)

€ 506 757 | CZK 12 000 000

65.9 m², Prague 5, Smíchov, Křížová





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Total area	117 m ²
Floor area	66 m ²
Terrace	51 m ²
Parking	Garage parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	100535

This fully furnished and nicely equipped apartment with an amazing terrace and unique views of Vyšehrad is situated on the 2nd floor of a modern, boutique villa with an elevator and an underground garage, where the apartment has 1 parking space. The location of the house allows for quick access to all services, public transport, and parks.

The layout consists of a living room with a dining room and a kitchen, 1 bedroom with an en-suite bathroom, a separate toilet, an entrance hall, and a utility room with storage space. Both rooms lead to a south-facing terrace with lush greenery.

The house was completed in 2016. Facilities include air-conditioning in the living room, recuperation for the automatic supply of fresh air, a Loxone smart home system, vinyl floors, security entrance doors, windows with thermally and acoustically insulating triple glazing and exterior and interior blinds and window sills made of artificial marble. Heating is provided by a ground-water heat pump. The purchase price includes 1 garage space.

The villa is located on the border of Smíchov and Radlice, within walking distance of the Křížová tram stop and the Smíchovské nádraží metro station. Groceries, a pharmacy, and small shops operate in the immediate vicinity of the house; other civic amenities are within quick reach. Several surrounding large green areas are perfect for walks; it is possible to walk or bike all the way to the Dívčí Hradý Ruins and further on to the Prokopské and Dalejské údolí nature parks.

Floor area 65.9 m², terrace 51.4 m². The apartment is currently rented.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

