



Apartment Two-bedroom (3+kk)

€ 462 633 | CZK 11 700 000

100 m², Praha 5, Zbraslav





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Total area	106 m ²
Floor area*	100 m ²
Balcony	6 m ²
Parking	Yes
Cellar	-
Service price	5 990 CZK monthly
PENB	G
Reference number	102177

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

This nicely renovated apartment with a balcony overlooking the garden is situated on the 1st floor of a historic building in Prague 5 - Zbraslav, a district with a complete range of services, easy transport connections and an excellent location for an easy escape to nature.

The practical layout consists of a living room with adjoining dining room and kitchen, a master bedroom with an en-suite bathroom and **balcony**, a second bedroom, a bathroom, and a spacious entrance hall. The bedroom windows and balcony are **east-facing towards the mature garden**, while the living room is **west-facing towards the street**.

The apartment was **reconstructed in 2022**, and the building was completely renovated in 2003. The interior is cozy thanks to **wooden parquet floors and wooden windows** that can be shaded with textile blinds, and a pleasant atmosphere can be created thanks to the **fireplace stove**. The main source of heating is the gas boiler. The apartment has an **outdoor parking space** behind the building, and residents can use the **pram/bike room**. No elevator.

The boutique apartment building is part of a nice neighborhood with many amazing villas, including **Otto Villa from 1909**. Kindergartens, an elementary school, a health clinic, restaurants, cafes, and shops are within walking distance. From the bus stop right next to the building, it is possible to reach the **Smíchovské nádraží metro station** in no time, and a train station is also nearby. By car, you can immediately connect to the Prague Ring Road. Zbraslav is surrounded by **beautiful nature**, on one side by the **deep valley of the Vltava River**, on the right bank of which is the **Central Bohemia nature park**, and on the other side towards the **Berounka River** lies **Hřebeny nature park**.

Floor area 100 m², balcony 5.7 m².



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Byt 3+kk

2.NP

1	Obývací pokoj	26,4 m ²
2	Kuchyň	17,9 m ²
3	Předstíh	13,3 m ²
4	Koupelna + WC	5,4 m ²
5	Ložnice	11,0 m ²
6	Ložnice	18,2 m ²
7	Koupelna + WC	7,9 m ²
8	Balkon	5,7 m ²
Podlahová plocha		100,1 m ²

