



## Apartment One-bedroom (2+kk)

€ 413 793 | CZK 10 500 000

66 m<sup>2</sup>, Prague 5, Smíchov, Nádražní





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Total area	95 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	103857

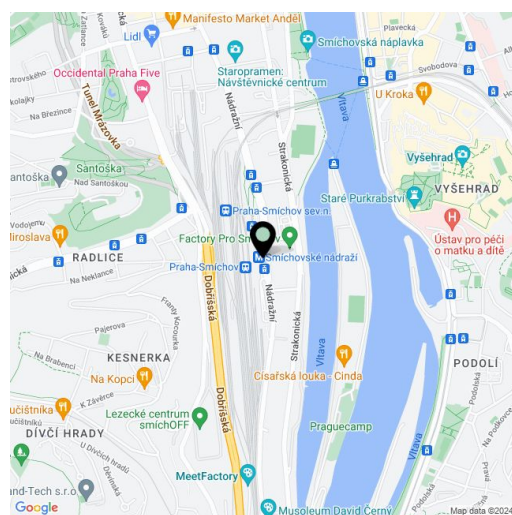
This completely renovated and furnished air-conditioned apartment with a distinctive interior and sunny terrace offering beautiful views of Petřín Hill and the Žižkov TV Tower is located in the Anděl pedestrian zone right next to a metro station.

The layout of this 6<sup>th</sup> floor apartment offers a living room with an open plan kitchen and access to the **terrace**, a bedroom, a bathroom (with a **whirlpool tub**, **steam shower cabin**, urinal, and sink), a separate toilet, a study/dressing room, and a spacious entrance hall.

The entire apartment was designed by an **interior studio** and contains many ingenious elements, for example, changeable LED backlighting of the false ceilings. Windows are **wooden casement**, with **parquet** flooring in a **chevron pattern** and large-format tiles; the entire apartment has **underfloor heating** (connected to a gas boiler). The **air-conditioning** can be controlled via a smartphone, and the lights have a **master switch**. The terrace, with impressive views of the surrounding area, provides plenty of space for seating and an **outdoor shower**. The purchase price includes all the **interior furnishings** shown and a **cellar**. The building is well-maintained and has an **elevator**.

The building's location is ideal for those who want to live in the heart of the city with everything they need within reach. Nearby, there are restaurants, clubs, cafes, and small shops, as well as **commercial and entertainment centres**; the Anděl metro station and tram stop are literally a few steps away. The area is enhanced by green spaces, such as **Mrázovka Park**, **Sacré Coeur**, or the small park along the **Smíchov embankment**.

Floor area 65.5 m<sup>2</sup>, terrace circa 29 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.