



## Apartment One-bedroom (2+kk)

Sold

62 m<sup>2</sup>, Prague 5, Smíchov, Zborovská





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Total area	63 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105812

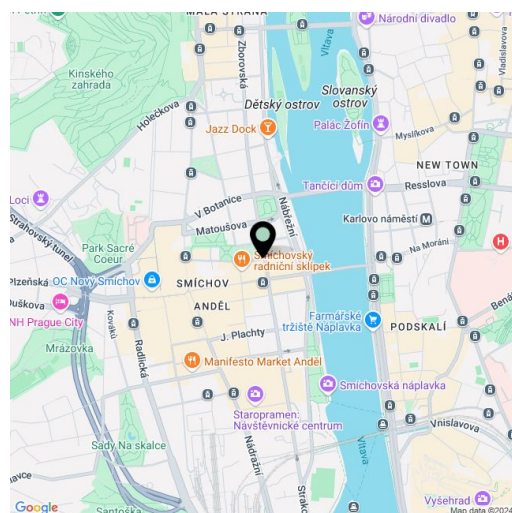
This air-conditioned apartment facing the inner courtyard garden with a balcony offering views of Petřín Hill is located on the 3rd floor of a historic corner building with an elevator near the Janáček embankment and Kinských Garden, not far from the Anděl pedestrian zone in Smíchov and within walking distance of the city center.

The layout consists of a living room with a dining area and adjoining kitchen, a bedroom, a **heated conservatory** used as a study, bathrooms, separate toilets, and a foyer. The conservatory has access to the **balcony**. The balcony and all the windows of the apartment face north onto a **quiet courtyard**, and from the balcony you can see **Petřín Hill**.

The apartment has **high ceilings** and **casement windows**, a fully equipped kitchen, and **air-conditioning units** in both rooms. The building is renovated, and the common areas with a **modern elevator** are nicely maintained.

The Prague district of Smíchov provides all the necessary infrastructure. There are shops, restaurants, cafes, schools, and medical services in the immediate vicinity. **The Nový Smíchov shopping and entertainment center** is nearby. You can get to the city center in no time by metro, tram, scooter, or on foot. Other advantages of the location include proximity to the **Vltava River** and the abundance of **green areas**. It is possible to go for a walk to the **Kinských Garden, Petřín Hill, Sacré-Coeur Park**, or one of the nearby **islands: Dětský, Strělecký, and Slovanský**.

Floor area 61.5 m<sup>2</sup>, balcony 1.9 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.



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<b>3+kk / 61.5 m<sup>2</sup> + 1.9 m<sup>2</sup></b>	
4.01 HALA	4,93
4.02 PRACOVNA	7,64
4.03 OBÝVAČI POKOJ	22,57
4.04 LOŽNICE	14,87
4.05 KOUPELNA	5,42
4.06 KUCHYŇ	4,69
4.07 WC	1,38
4.08 TERASA	1,90

\* Plocha terasy není započítána do celkové plochy bytu.

