## svoboda Gwilliams | CHRISTIE'S



## Apartment One-bedroom (2+kk)

44 m², Prague 5, Smíchov, V Lesíčku









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Total area	47 m²
Floor area*	44 m²
Balcony	3 m²
Parking	-
Cellar	-
PENB	D
Reference number	105954



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room. Bright apartment located on the 4th floor of a fully reconstructed apartment building with a glass elevator, near the funicular to Petřín Hill and with great access to the center of Prague.

Upon entering the apartment, you will find an open space with a **living room with a balcony** and fully fitted kitchen. Doors from the hallway lead to a **utility room with a window**, a **bathroom**, and a **bedroom** also facing the balcony to the east toward a quiet courtyard with greenery.

The apartment features new **casement windows**, **wooden floating floors**, plasterboard ceilings, and gypsum plaster. The bathroom is equipped with a shower, a JIKA bidet and toilet, and **built-in water taps**. Heating is provided via **Radik** radiators and an **Immergas** gas flow boiler, which is hidden in the **utility room.** The price includes **all the equipment**.

A popular location near the **VItava River** with excellent transport accessibility by car and public transport – bus and tram stops are close-by, the **Anděl metro station** (line B) is a 10-minute walk away. Parking is in front of the building in a zone for residents. Easy connections to the Prague Ring Road and the D5 highway to Germany and towards the airport. A full spectrum of amenities are nearby: shops, restaurants, bars, and cafes, and the **Nový Smíchov shopping center** is within walking distance. **Petřínské Sady** Park is accessible by funicular, while **Kampa**, with its romantic **Certovka Canal, is accessible on foot.** 

Floor area 44.2 m², balcony 2.8 m².

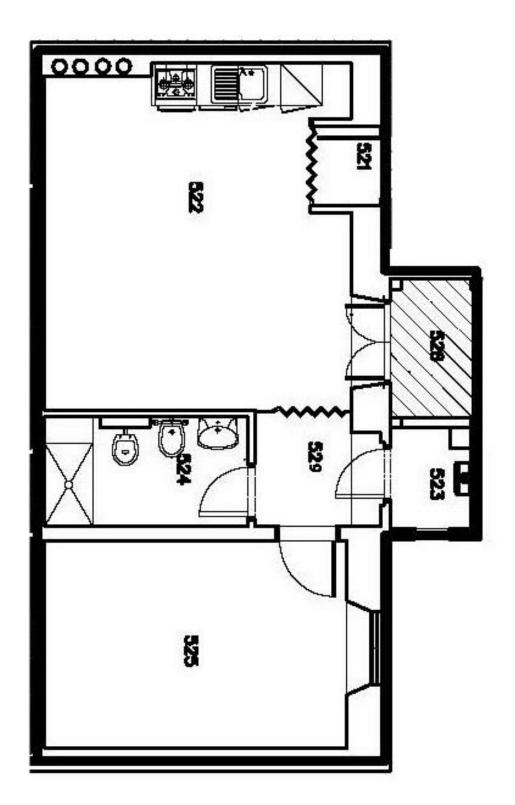
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