



## Apartment One-bedroom (2+kk)

Sold

44 m<sup>2</sup>, Prague 5, Smíchov, V Lesíčku





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Total area	47 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	105954

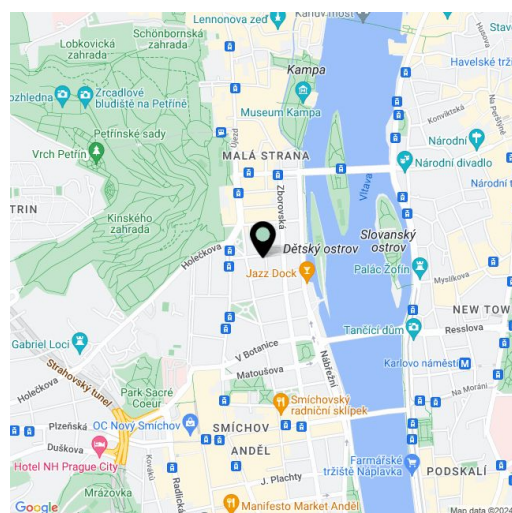
**Bright apartment located on the 4th floor of a fully reconstructed apartment building with a glass elevator, near the funicular to Petřín Hill and with great access to the center of Prague.**

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 **Vltava 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. **Petřinské Sady Park** is accessible by funicular, while **Kampa**, with its romantic **Certovka Canal**, is accessible on foot.

Floor area 44.2 m<sup>2</sup>, balcony 2.8 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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