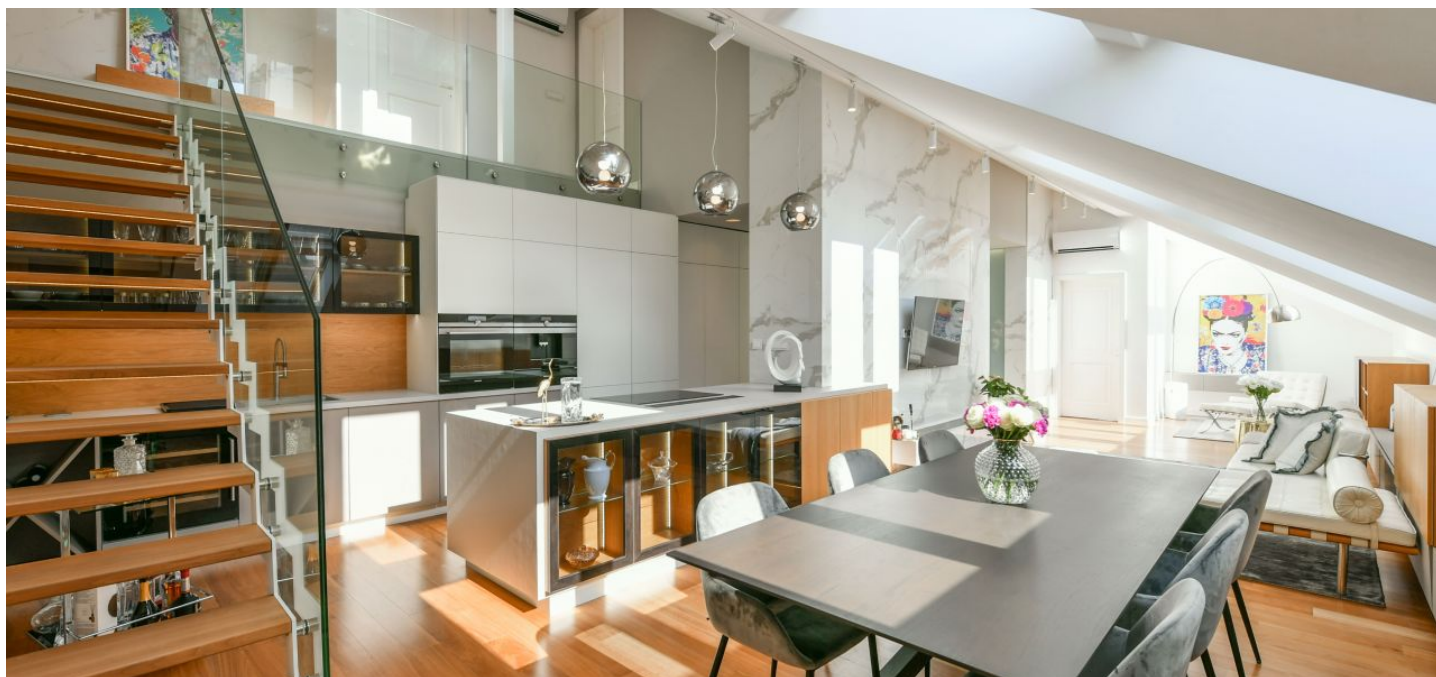




## Apartment Three-bedroom (4+kk)

€ 2 787 | CZK 70 000

167 m<sup>2</sup>, Prague 5, Smíchov, Staropramenná





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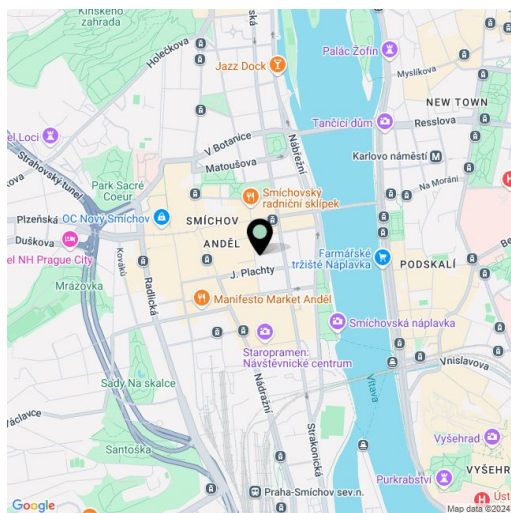
167 m<sup>2</sup>, Prague 5, Smíchov, Staropramenná

Total area	177 m <sup>2</sup>
Floor area*	167 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 11,500. Electricity is billed separately. Regular weekly cleaning CZK 12,000/month.
PENB	C
Reference number	106628
Available from	Immediately

Benefiting from a terrace, this bright 2-bathroom split-level apartment designed by an architect has been meticulously renovated and has been finished to a high standard. Situated on the 5th floor of a completely renovated building with an elevator, a reception, an underground garage, and 24/7 security, it's located near the Anděl pedestrian zone and the Smíchov Embankment, on a quiet side street 250 meters from the Anděl metro station and tram stops. Full amenities are available in close vicinity, including a large shopping and entertainment center, restaurants, cafes, bistros, as well as the French School.

The entrance level of the apartment consists of an open space that connects the living room, a dining area, a fully fitted kitchen, and an entrance hall. There is also a bedroom with a **walk-in closet** and a bathroom. In the attic, there is a **gallery**, a family bathroom, and 2 bedrooms with access to the **east-facing terrace overlooking the courtyard**.

**Air-conditioning** on the lower floor, **atelier windows**, **natural materials**: wood, stone and glass, large-format tiles, central heating, automatic push to open system in the kitchen, **Siemens** appliances, wine fridge, coffee maker, induction hob with an integrated hood. **Two garage parking spaces** are included.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.