



## Apartment One-bedroom (2+kk)

Sold

117 m<sup>2</sup>, Prague 5, Smíchov, Křížová





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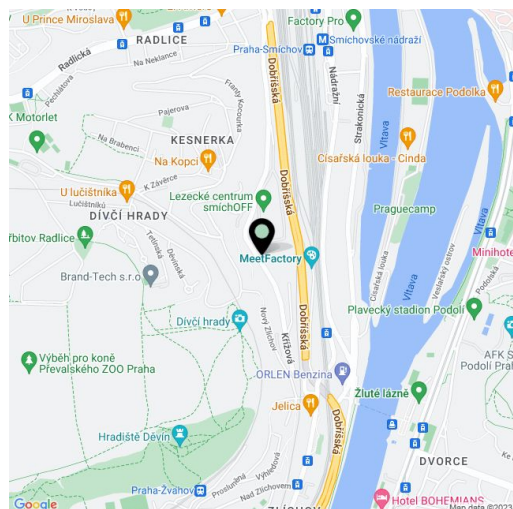
Total area	191 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Terrace	74 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	5 500 CZK monthly
PENB	G
Reference number	17157

Former printing factory awarded Best International and Best European redevelopment - Interior Design located near the commercial district of Anděl, not far from the peaceful environment of the Prokop Valley. This modern apartment in the style of classic New York City lofts is complete with a large roof terrace offering a panoramic view of Prague, and is situated on the 5th and 6th floors of a completely renovated industrial building.

The open concept living room offers a fully equipped kitchen with Miele appliances, a dining area, separate toilet, chamber/walk-in closet and technical room on the first level and a spacious bedroom and a bathroom with bathtub on the upper floor. Roof terrace with beautiful views of the Vltava River valley and Vyšehrad, Podolí, Divčí hrady Castles and the Prague Castle complex.

Features include Bose sound system, covertly installed air conditioning with two independent circuits, air handling units with air filtration and heat recovery, safety and fire entrance door, wooden flooring, window shutters.

Purchase price includes VAT and one **garage parking space**. Interior 112 m<sup>2</sup>, roof terrace 74m<sup>2</sup>.



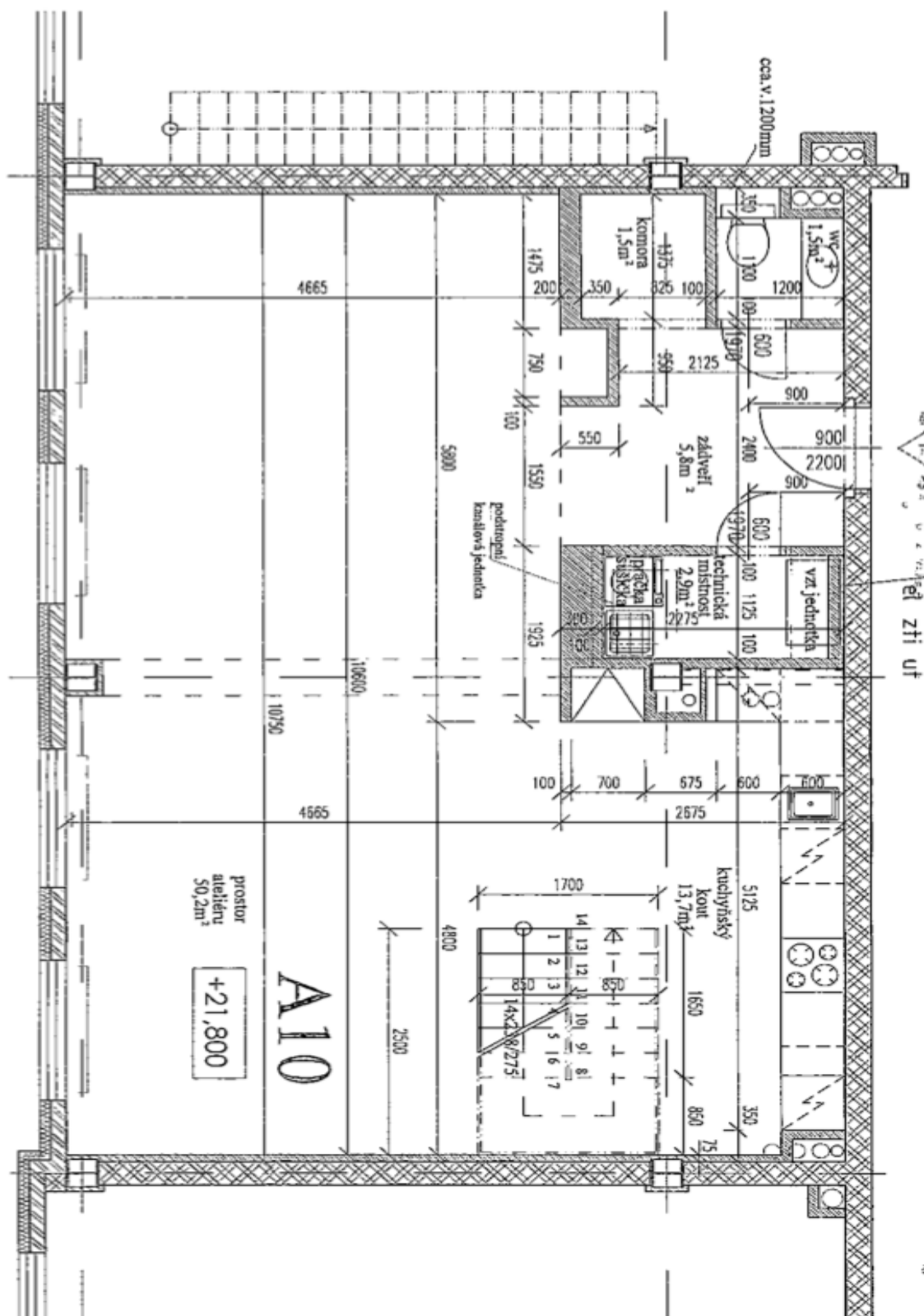
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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