



## Apartment Two-bedroom (3+kk)

Sold

68 m<sup>2</sup>, Praha 5, Smíchov, V Lesíčku





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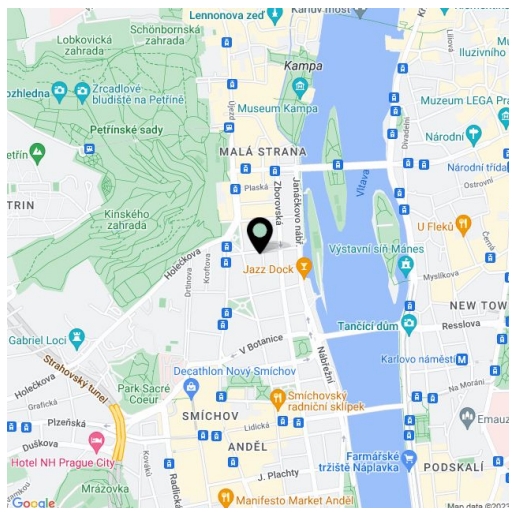
Total area	75 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	3 942 CZK monthly
PENB	G
Reference number	17849

Reconstructed apartment with a balcony, situated on the 3rd floor of a renovated Art Nouveau style building from the 1930s that is complete with an elevator and is located in a quiet location close to the Vltava River, Petřín Hill, and the Anděl commercial center.

The layout consists of a bright living room with a west-facing kitchen, 2 east-facing bedrooms (one with access to the balcony) that overlook a quiet courtyard, a hall, and a bathroom with a bathtub. The main living areas have wooden floors, tiles in the bathroom, **new replicas of original wooden windows**. The apartment has a gas boiler. Street parking available.

The apartment is located in a building with preserved original features in Smíchov, within walking distance of the center, Kinský Garden and the Vltava riverbank. All public amenities within reach - shops (Nový Smíchov shopping center), restaurants, cafés and the Švandovo Theater. A tram stop is situated just a few meters from the building.

Interior 68 m<sup>2</sup>, balcony 6.5 m<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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