



## Apartment Studio (1+kk)

34 m<sup>2</sup>, Prague 5, Smíchov, Zborovská

**Sold**





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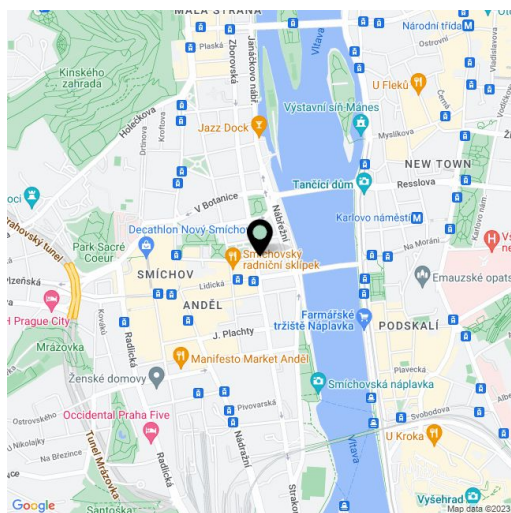
Total area	36 m <sup>2</sup>
Floor area*	34 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	20176

Newly renovated studio apartment with a balcony boasting a pleasant view of the park in the adjacent square. Located on the 2nd floor of a lovely apartment building after a complete reconstruction on the corner of Zborovská and Pecháčkova streets, in an attractive residential area of Smíchov just a few minutes walk from Anděl or the Vltava riverbank. Completion is scheduled for winter 2015.

The layout consists of a living room with kitchen corner and balcony, bathroom with bath, sink and toilet, and an entrance hall with built-in wardrobes. **Quality equipment** will feature **oak parquet flooring**, Ermes Aurelia and Pamesa Ceramica tiles, new casement windows with double insulation glass, preserved original features such as **stucco ceilings**, floor heating in all rooms, Riho, Laufen or Hansgrohe bathroom fittings, wood interior doors and security entry door. The purchase price includes a **cellar**, there are also storage space and washing room for bicycles available in the house.

Location benefits from full amenities, tram stop and metro B station within walking distance. Nearby you will find a number of cafes and restaurants, a gym, Nový Smíchov shopping center with cinema.

The interior of 33.6 m<sup>2</sup>, balcony 2.4 m<sup>2</sup>, cellar 2 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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