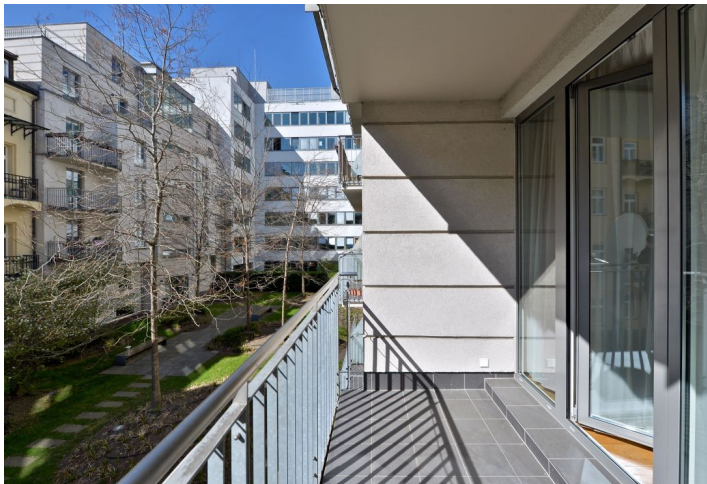




Apartment One-bedroom (2+kk)

Sold

50 m², Prague 5, Smíchov, Karla Engliše





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Total area	56 m ²
Floor area*	50 m ²
Balcony	6 m ²
Parking	800 000
Garage	Yes
Cellar	Yes
Service price	3 000 CZK monthly
PENB	G
Reference number	21405

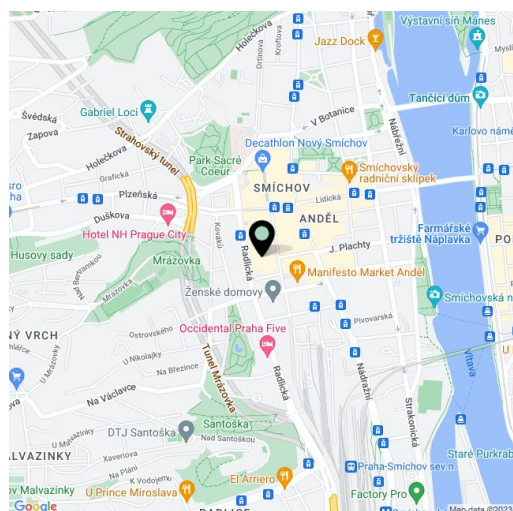
South-oriented 1-bedroom flat boasting a 6 m² balcony, situated on the 2nd floor of a contemporary residential building with a lift, security, and underground parking. Located in the heart of the Anděl neighborhood, with quick metro and tram connections to the city center.

The interior features a living room with a fully fitted open kitchen, study area, access to the balcony facing a quiet green courtyard; one bedroom with built-in wardrobes, bathroom with bathtub and toilet, and entry hall with built-in wardrobes.

Floating wood floors throughout, security entry door, video entry phone, alarm, security camera system in the building. The purchase price includes **1 underground garage parking space** and a **cellar**. Good investment opportunity - the flat is rented until 30. 6. 2017 for CZK 21 000/month (plus charges).

Great location in one of Prague's fastest developing city center areas, with new office buildings, design hotels, good restaurants, bars and cafes, shopping malls, cinemas and other entertainment facilities, convenient to the French School.

Interior 50 m², balcony 6 m², cellar.



* 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.