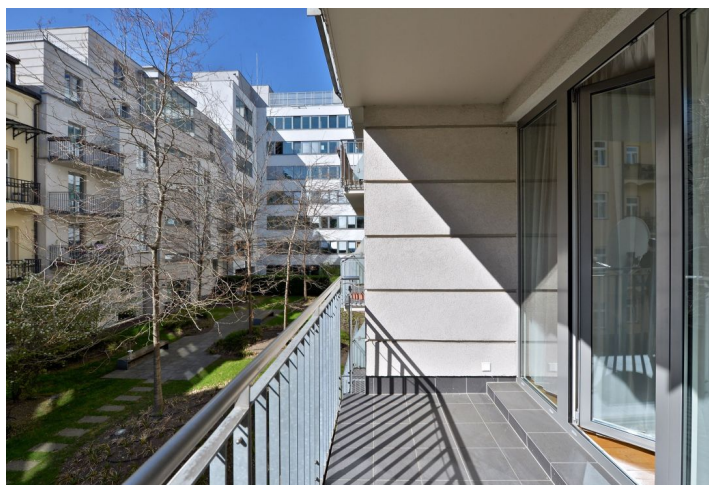




## Apartment One-bedroom (2+kk)

Sold

56 m<sup>2</sup>, Prague 5, Smíchov, Karla Engliše





## Apartment One-bedroom (2+kk)

**Sold**56 m<sup>2</sup>, Prague 5, Smíchov, Karla Engliše

Total area	63 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	1 garage parking space included in the price
Garage	Yes
Cellar	Yes
Service price	3 000 CZK monthly
PENB	G
Reference number	21406

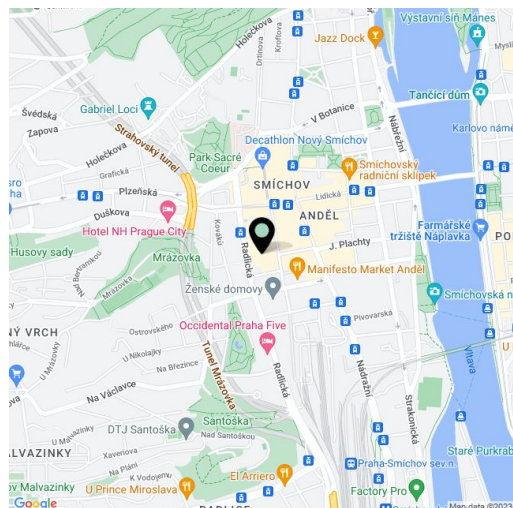
**South-oriented 1-bedroom flat boasting a 7 m<sup>2</sup> balcony, situated on the 2nd floor of a contemporary residential building with a lift, security, and underground parking. Situated in the heart of the Anděl neighborhood, with quick metro and tram connections to the city center.**

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**. The neighboring flat of 50 m<sup>2</sup> with a 6 m<sup>2</sup> balcony is also available, offering the possibility of joining the units.

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 56 m<sup>2</sup>, balcony 7 m<sup>2</sup>, 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.