



Apartment Two-bedroom (3+kk)

Sold

109 m², Praha 5, Smíchov, Elišky Peškové





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Total area	130 m ²
Floor area*	109 m ²
Terrace	21 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	21426

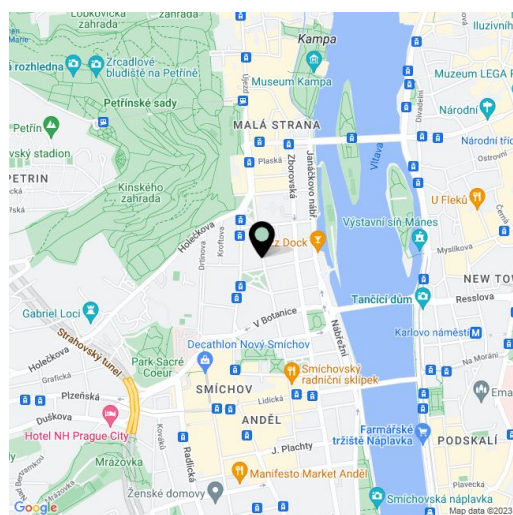
New split-level attic flat boasting a terrace overlooking Petřín Hill, situated on the 4th and 5th floors of a lovely apartment building after a complete renovation combining traditional and modern elements, set on the corner of the picturesque Arbesovo Square.

The lower floor of the apartment consists of an entrance hall with space for built-in wardrobes, bathroom with shower, sink and toilet; a bedroom, and a **south-facing living room** with kitchen, dining room and stairs leading to the upper floor. The upper floor consists of a bedroom with a terrace, bathroom with shower, toilet and sink, and hallway.

Two-layer glued oak floors and tiles, replicas of the original casement windows and new wooden windows, coffered doors, security and fire entrance door, heated floors in the bathrooms, elevator and central boiler room in the house. The purchase price includes a **cellar**. Approval took place in 2014.

Sought after location with full amenities, within walking distance of the center. Nearby is the Nový Smíchov shopping mall, cinema, the Anděl metro station (line B) ARBES squash and fitness center, and the large **Kinských garden**.

Interior 108.90 m², terrace 21.20 m², cellar 2.60 m².



* 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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**5.NP+6.NP/106,5m²
MEZONET 3+kk**

5171	chodba	10,6m ²
5172	koupelna	5,2m ²
5173	obývací pokoj+kk	49,7m ²
5174	schodiště	2,1m ²
5175	pokoj	15,8m ²
5176	chodba	3,1m ²
5177	koupelna	4,5m ²
5178	pokoj	13,0m ²
51710	sklep	2,5m ²
*517.9	terasa	21,2m ²

* nezapočítává se do celkové plochy bytové jednotky

