



## Apartment Two-bedroom (3+kk)

Sold

94 m<sup>2</sup>, Prague 5, Smíchov, Na Václavce





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Total area	124 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22254

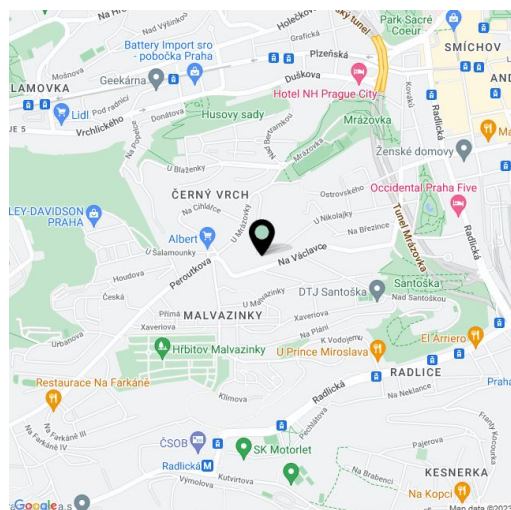
**Boasting a spacious terrace with green views and attractive interior design, this 1st floor apartment is situated in a modern residence from 2006, located in the prestigious area of Malvazinky, Prague 5.**

The flat consists of a generous living room (50 m<sup>2</sup>) with kitchenette, 2 bedrooms, bathroom with bathtub, shower and sink, separate toilet and a hall. The terrace occupies one whole side of the building and is accessible from the living room and from one of the bedrooms. Windows are oriented to the garden of the house and to the dead-end U Nikolajky Street.

The flat, which was designed by architect Jan Padrnos, is equipped with **Technistone** tiles, paneling, bathrooms and doors, all in combination with a bamboo veneer. There is a modern kitchen with breakfast bar, fully fitted with **Siemens** appliances including a built-in espresso machine; simple and French wooden windows with aluminum roller blinds; videophone. The purchase price includes **1 parking space in the underground garage, closet and cellar.**

Nice and quiet location next to Šalamounka Park and Santoška Garden, with full amenities in the immediate vicinity. 5 minutes to the commercial, entertainment and business center of Anděl, 10 minutes to the prestigious French Lycée.

Interior 94 m<sup>2</sup>, terrace 30 m<sup>2</sup>, closet, 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.