



## Apartment Two-bedroom (3+1)

Sold

91 m<sup>2</sup>, Praha 5, Smíchov, Holečkova





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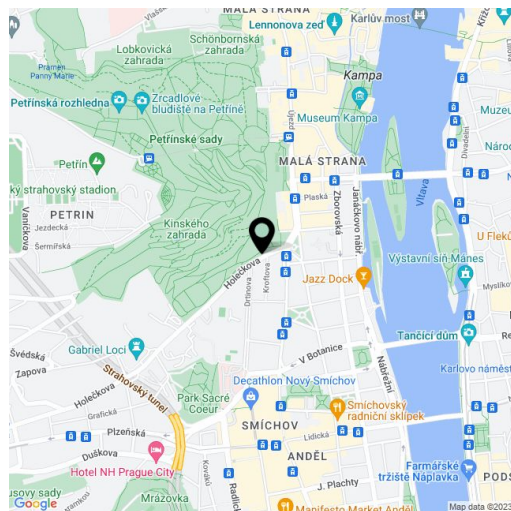
Total area	111 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	462 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	23459

Boasting a stunning private garden with convenient south-east orientation and mature greenery, is this air-conditioned apartment after a complete new reconstruction. The flat is situated directly opposite zahrada Kinských park, close to the French Lyceum and just a five minutes' walk from the business, shopping and entertainment center in Anděl.

The layout of this flat in a partially sunken underground floor consists of an entry hall, living room, eat-in kitchen, 2 bedrooms and a bathroom with bathtub, sink and toilet. Both the living room and kitchen have access to a large, revitalised garden with a terrace, tall trees and ornamental bushes. High standard equipment includes **air-conditioning, built-in air dryer system, wood imitation large-format tiles**, wooden windows with outdoor security shutters, solid interior doors, preparation for kitchen. Automatic irrigation and lighting on the garden.

Sought after location on the **border of Smíchov and Malá Strana**, in the immediate vicinity of large parks and complete amenities. Excellent transportation links thanks to the Anděl metro station and Náměstí Kinských bus and tram stops.

Interior 91 m<sup>2</sup>, garden 482 m<sup>2</sup> out of which 20 m<sup>2</sup> is the terrace



\* 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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