



## Apartment Two-bedroom (3+kk)

Sold

93 m<sup>2</sup>, Praha 5, Smíchov, U Santošky





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Total area	98 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Parking	1 garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24171

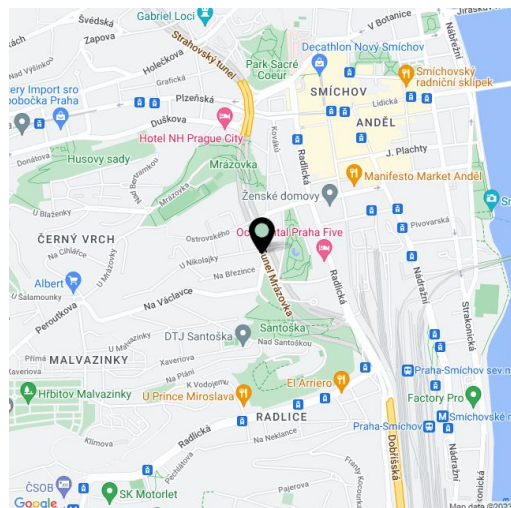
**New 2-bedroom flat with a terrace, located on the highest, 3rd floor of an apartment building after a complete reconstruction, with a lift. An attractive area surrounded by parks, just steps from the metro station and shopping, entertainment and business center in Anděl.**

The flat consists of a living room with preparation for kitchen, terrace access and exposed wooden beams, 2 bedrooms, bathroom with bathtub and toilet, separate toilet, and a hallway.

Equipped with floating wood floors, ceramic tiles, **new wooden skylights**, preparation for kitchen, security door, security entry door. The purchase price includes a **cellar**, there is a possibility to purchase a garage parking space at extra cost of CZK 400 000.

The location offers all the comfort of complete amenities and excellent transport accessibility. Within just a few minutes' walk away there is the large Mrázovka park and the gardens of Na Skalce and Santoška. Ideal area for jogging and other sports activities thanks to the proximity of Sacre Coeur park, followed by zahrady Kinského gardens and orchards under Petřín Hill. In the vicinity there are several kindergartens and schools, including the prestigious French Lyceum, Kartouzská polyclinic, and the bus / train main stations.

Interior 93 m<sup>2</sup>, terrace 5 m<sup>2</sup>, cellar 4 m<sup>2</sup>.



\* 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.