



## Apartment One-bedroom (2+kk)

Sold

51 m<sup>2</sup>, Prague 5, Smíchov





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Total area	57 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24329

\* 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.

This 1-bedroom apartment with a balcony is located on the second floor of a newly built residential project with underground parking, located on a quiet street on the border of Smíchov and Radlice, near the Santoška and Divčí hrady parks. The residence will feature a clean modern architectural style, respectful of the surrounding buildings, and attractive common areas.

The apartment consists of a south-facing living room with a preparation for a kitchen, north-oriented bedroom, a bathroom with a bathtub and a toilet, a storage room, and an entry hall. Equipment standards includes **vinyl floors**, ceramic wall and floor tiles, **wooden windows** in anthracite, underfloor central heating provided by the building's central boiler, veneer interior doors and fire safety entrance door, a preparation for an alarm, outdoor sockets on the terraces and balconies, brick partitions. The purchase price includes a **cellar**, and there is a possibility to purchase a **garage parking space** (including a charging station for electric cars).

The residence is conveniently located in a neighborhood with great urban amenities and very good transport connections, including quick access to the center and links to the southern connector road (Jižní spojka) and the Prague Ring Road (Pražský okruh). The Smíchovské nádraží train station / metro station (line B) is a five-minute walk from the apartment, while almost around the corner you can find other tram and bus stops. You can reach the Náplavka embankment, Vyšehrad or the entertainment, commercial, and business center in Anděl on foot. Smíchov offers a wide range of restaurants, cafes, galleries, and other cultural and social points of interest.

Floor area 50.7 m<sup>2</sup>, balcony 6.1 m<sup>2</sup>, cellar.



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