



Apartment One-bedroom (2+1)

Sold

81 m², Praha 5, Smíchov, Zborovská





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Total area	81 m ²
Parking	-
Cellar	Yes
Service price	4 800 CZK monthly
PENB	F
Reference number	24399

Attractive flat after a complete sensitive reconstruction retaining many original features, on the 3rd floor of a fully renovated apartment building with a new glass elevator and a security camera system. Sought after location just steps from the riverbank and park at Arbesovo Square, within walking distance of Petřínské sady orchards and the shopping, entertainment and business center of Anděl.

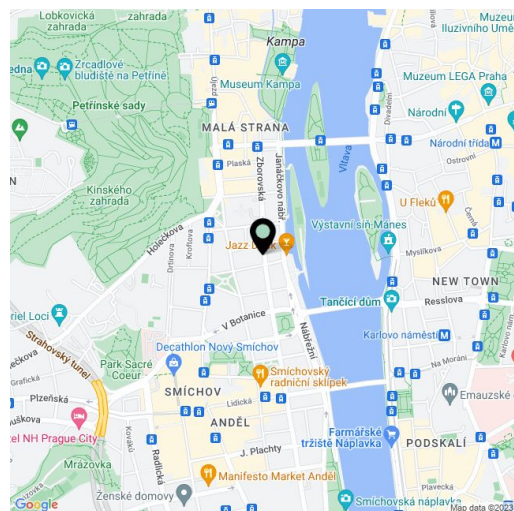
Practical layout offers an entry hall with built-in wardrobes, street-facing living room and separate kitchen with dining room, bedroom with windows to the quiet courtyard, bathroom with bathtub, and a separate toilet. The apartment is also suitable to be used as 2-bedroom (3+kk).

High ceilings with decorative stucco, refurbished casement windows and original wooden double doors with partial glazing and brass fittings, renovated wooden floors, NovaBell and Peronda tiles, quality kitchen with Philco and Whirlpool appliances, Kolo sanitary ware and Optima and Grohe bathroom fixtures. The purchase price includes a cellar. Reconstruction of the house took place in 2009, the apartment was renovated in 2016.

Traditional residential area only steps from the Janáčkovo nábřeží waterfront and Petřínské sady park. The neighborhood is characterized by a large selection of services and offers rich possibilities for social and sports activities. Excellent accessibility by car (connection to the Prague ring road) and public transport (two minutes' walk from Arbesovo náměstí tram stop).

Common building charges and utilities are CZK 4 800 / month.

Interior 81 m², cellar 1.4 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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3+Kk / 80.7 m ²	
4.29 HALL	13.37
4.30 BEDROOM 01	21.91
4.31 LIVING ROOM	18.91
4.32 BATHROOM	3.81
4.33 WC	1.34
4.34 BEDROOM 02	19.96
8.15 CELLAR	1.40

* Be aware that the surface of the terrace is not included in the total surface of the flat.

