



Apartment Three-bedroom (4+kk)

Sold

133 m², Praha 5, Smíchov





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Total area	175 m ²
Floor area*	133 m ²
Terrace	42 m ²
Garden	56 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24483

* 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 new duplex apartment with a 360 ° terrace and a balcony is located on the 3rd and 4th floor of a new building in close proximity to Kinský Garden and the Smíchov center of Andel. There will be a 24-hour reception, security, a restaurant, a clubhouse, or a medical clinic with health counselling in the building.

The entrance level consists of a living room with a preparation for the kitchen, 2 bedrooms with en-suite bathrooms (walk-in shower, toilet, sink, hidden space for a washing machine and dryer or a massage bath, a bidet, a toilet, and a sink), a guest toilet, a cloakroom, a foyer, and a **balcony accessible from 1 bedroom and 1 bathroom**. On the top floor, there is a study and a large, partially grassed and partially covered **terrace with views of the Church of St. Gabriel**, the surrounding parks, and more distant landmarks of Prague. Since there are only 2 units per floor in each section, only one wall is adjacent to the nextdoor unit.

Features includes **oak parquet floors**, Porcelangreis ceramic tiles, wooden **soundproof windows**, wooden doors with concealed hinges, security entrance doors, **Villeroy & Boch, Hüppe, and Isan Swing** bathroom fixtures and sanitary ware, **underfloor heating** by a central boiler room in the house, and an **assistance button**. Wood-plastic surface and glass railings on the balcony/terrace. The purchase price include **1 garage parking space and a cellar**.

A sought-after location next to a **park**, yet within walking distance of the city center, with complete civic amenities at your fingertips. A metro station and the entertainment, shopping, and business area in **Anděl** are only a few minutes away, as well as a health center or the French Lyceum. Traveling by car is more comfortable thanks to the proximity of the highway.

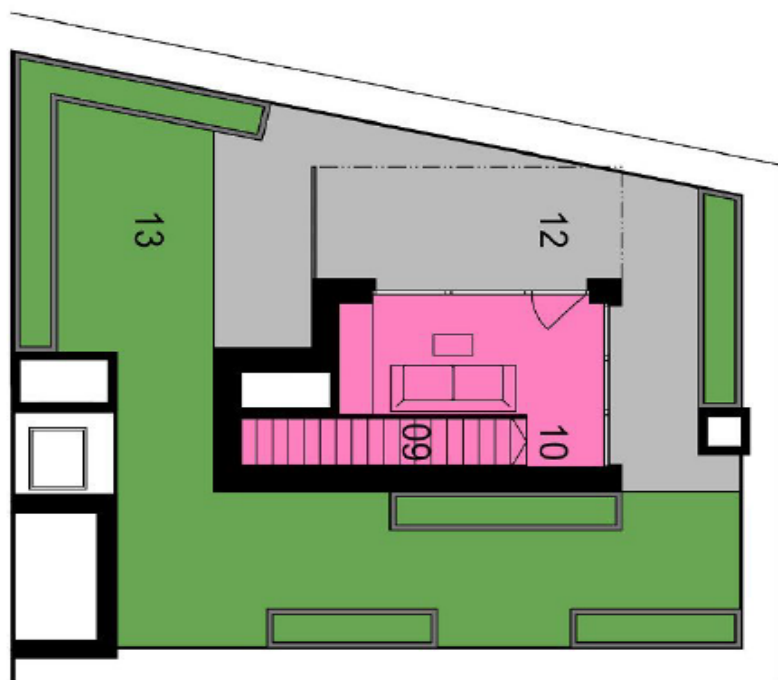
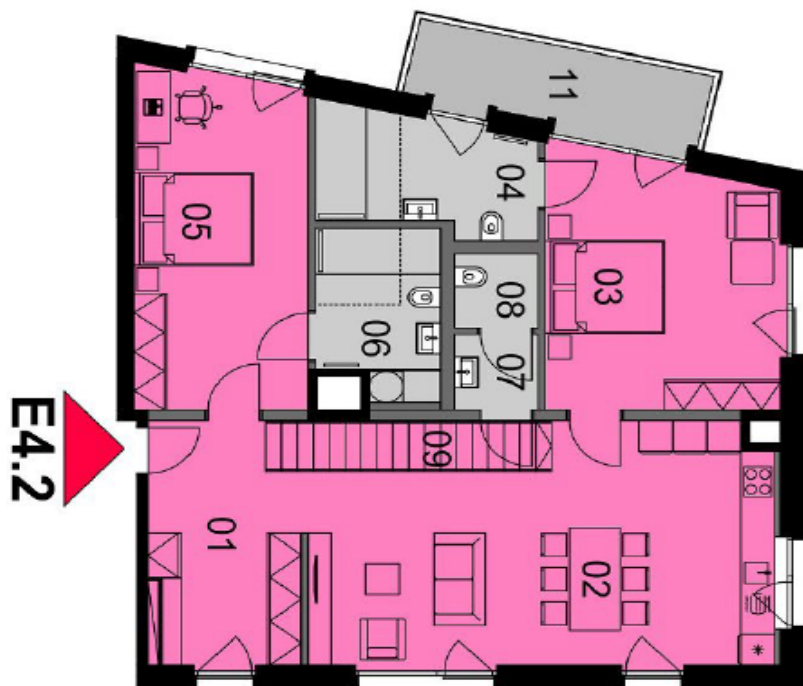
Total area 132.7 m², balcony 7.9 m², terrace 34,3 m², terrace with garden 55.9 m².



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místnost	m²
01 vstupní hala	7.1 m ²
02 obývací pokoj + KK	36.7 m ²
03 ložnice	19.6 m ²
04 koupelna	7.0 m ²
05 ložnice	19.8 m ²
06 koupelna	7.0 m ²
07 wc / předsíň	2.1 m ²
08 WC	2.1 m ²
09 šatna	7.6 m ²
10 schodiště	4.4 m ²
12 pracovna	11.3 m ²
příčky, sloupy a šachty	8.0 m ²
obytná plocha	132.7 m²
00 sklad	3.0 m ²
užitná plocha	135.7 m²
11 balkón	7.9 m ²
13 terasa	34.3 m ²
14 terasa se zelení	55.9 m ²
celková plocha	233.8 m²
garáže, sklepy, sklady	
garážové stání	G01.35
sklad	SK01.21

