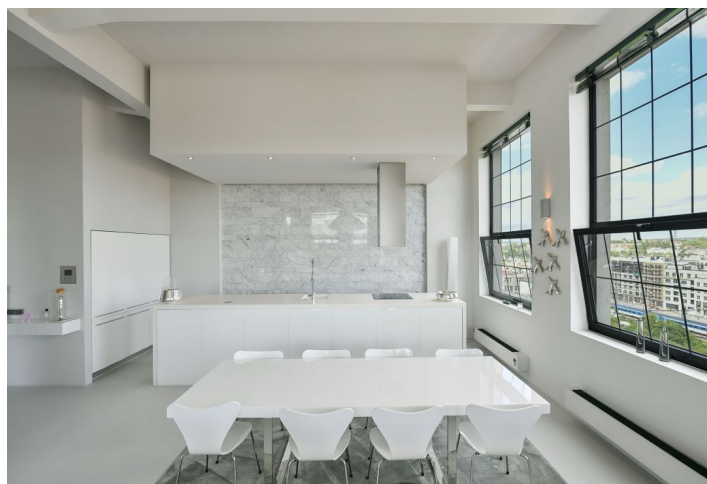




## Apartment Two-bedroom (3+kk)

Sold

172 m<sup>2</sup>, Prague 5, Smíchov, Křížová





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**Sold**172 m<sup>2</sup>, Prague 5, Smíchov, Křížová

Total area	172 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	-
Service price	12 500 CZK monthly
PENB	B
Reference number	26192

This incredibly spacious air-conditioned semi-residential unit with designer equipment, an industrial style, and panoramic views of Prague is situated on the 4th floor of a residential complex created out of a former factory hall. The building is located near the Anděl Smíchov center and a few steps from the peaceful surroundings of the Prokop Valley.

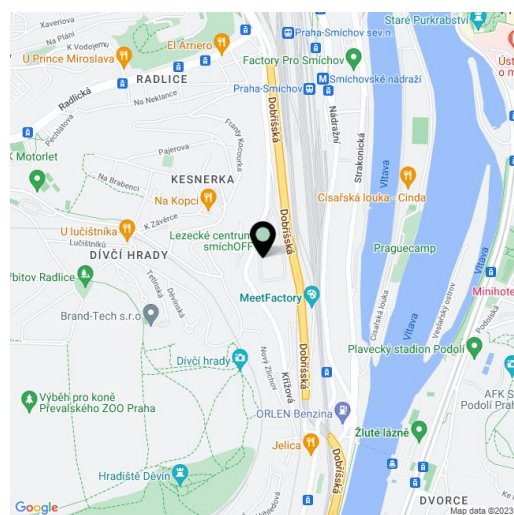
The interior offers an open concept entry hall, a living room, and a fully equipped kitchen by the Italian brand CESAR, a master bedroom with a dressing room and a private bathroom (bathtub and shower), a second bedroom, a bathroom with a shower, and a separate toilet.

Facilities include **large-format windows** with anti-noise interestingly segmented glass and blinds, **hardwood floors**, poured concrete treated with Selenix coating in the bathrooms, large-format tiles, designer sanitary ware, central heating with its own backup system, **air-conditioning**, a **heat pump**, and a **BEDEX** security entrance door. The unit comes with a **garage parking space**. There is an **elevator** in the building.

Located close to greenery and with quick access to the city center, in a neighborhood with a full range of services. The **popular Na kopci restaurant** is nearby, and the **Ctihad natural monument** and the adjoining **Prokop Valley** offer many opportunities for nice walks. A short distance from the building is a bus stop with connections to a metro station, and the Lihovar tram stop is also within walking distance.

Floor area 172 m<sup>2</sup>.

The apartment is approved as a unit with special legal conditions.



\* 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.