



## Apartment One-bedroom (2+kk)

Sold

36 m<sup>2</sup>, Prague 5, Smíchov, V Lesíčku





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|                  |                   |
|------------------|-------------------|
| Total area       | 36 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 26526             |

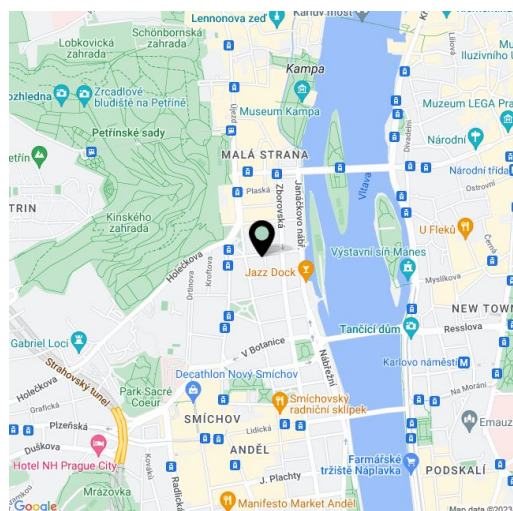
This recently finished east-facing apartment is situated in a completely renovated apartment building with a new glass elevator. The building is located in a neighborhood with excellent transport accessibility and a full spectrum of services, on a side street close to the Janáčkovo nábřeží embankment, Kinsky Garden, and Petřinské sady Park.

The layout of the apartment on the 4th floor consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet, bidet, sink, heating ladder), a hallway, and a utility room. Both rooms face a **quiet courtyard**.

Features include floating **wooden floors**, **wooden windows**, security entrance doors, and JIKA sanitary ware with concealed pipes. Heating is provided by Radik radiators and an Immergas gas boiler.

The popular location **close to the Vltava River has excellent transport connections** – there is a bus and tram stop with quick links to the city center (3 minutes to the National Theater, 5 minutes to the Národní třída metro station, line B). There is an abundance of shops, restaurants, cafés, and other urban amenities close-by. You can walk to the **nearby Kinsky Garden, Petřín Hill, or Kampa Park, with its romantic Čertovka mill**.

Interior 36.30 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.