



## Apartment Three-bedroom (4+kk)

Sold

145 m<sup>2</sup>, Prague 5, Smíchov, Zborovská





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Total area	152 m <sup>2</sup>
Floor area*	145 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 700 CZK monthly
PENB	G
Reference number	26842

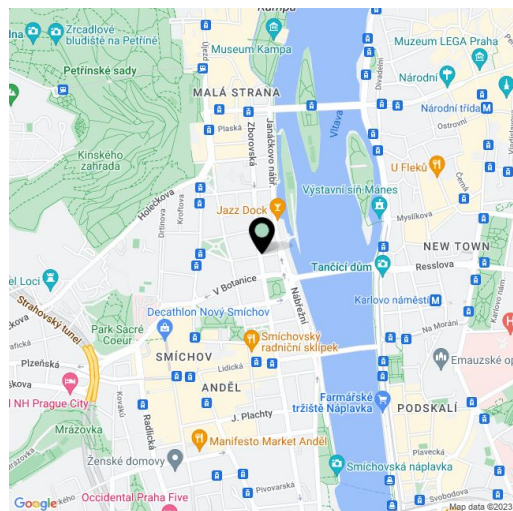
**Elegant, spacious apartment with two balconies and preserved original features, housed in an Art Nouveau corner building with a new lift, in a location with all services within easy reach and with great transport accessibility.**

**The bright apartment with an impressive atmosphere** is located on the 4th floor. It has a **large hall, kitchen with dining room, living room with west-facing balcony, bedroom with east-facing balcony** overlooking a courtyard, bathroom with bathtub, separate toilet and a **walk-in closet**. It is possible to rebuild the walk-in closet to create a **second bathroom**.

**High ceilings, original elements and custom made furniture** (e.g. historic style bookcase, stylish kitchen) give the apartment a sense of dignified elegance. Restored original **parquet flooring** (in the new bedroom), **terrazzo flooring in the hallways**, tile flooring in the bathroom. **Wooden doors and windows** are original including brass hardware. The interestingly designed kitchen is fully equipped. Heating is provided by a gas boiler.

The advantage of the location is its **easy reach to the center**. The nearest **tram stop** with many links is 300 meters, from which it is five minutes to the center. The **Andel Metro Station (line B)** is also within walking distance. The nearby **Kinsky garden** and **Petřínské sady park** attract visitors.

Interior 145 m<sup>2</sup>, 1st balcony 4,5 m<sup>2</sup>, 2nd balcony 2,5 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.



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