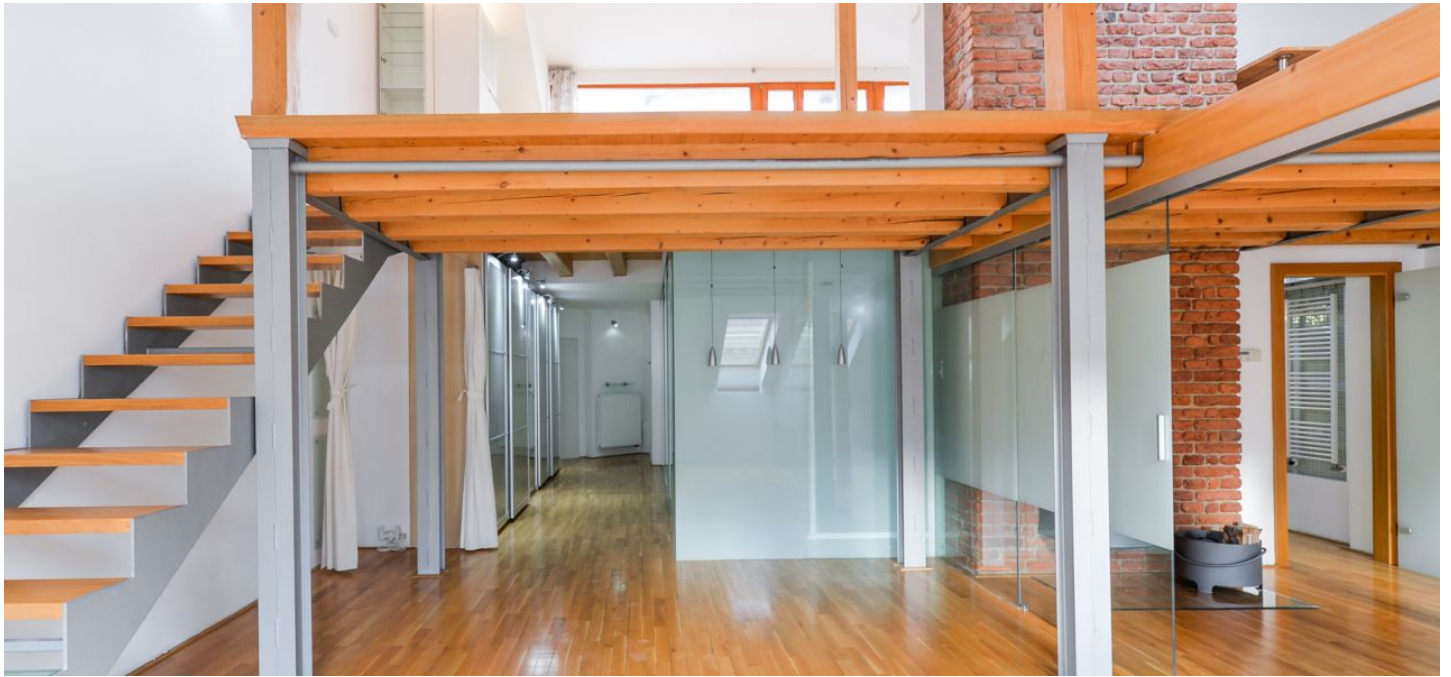




## Apartment Two-bedroom (3+1)

Sold

134 m<sup>2</sup>, Praha 5, Smíchov, Jindřicha Plachty





## Apartment Two-bedroom (3+1)

**Sold**134 m<sup>2</sup>, Praha 5, Smíchov, Jindřicha Plachty

Total area	147 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	28561

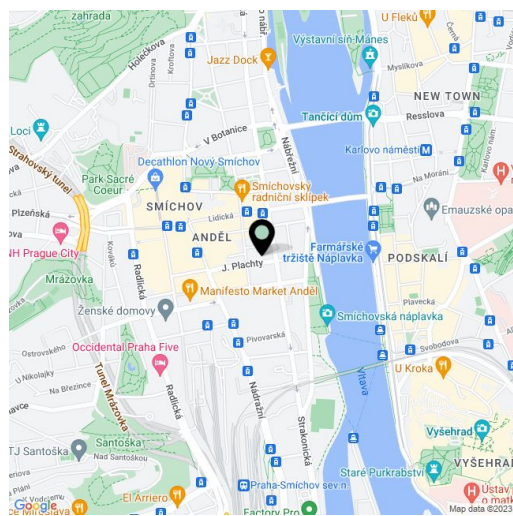
**Bright and airy duplex apartment with a rooftop terrace situated on the 5th and 6th floors of an apartment building with an elevator. The building is located on a one-way street just a minute's walk from the metro, tram stops, shopping, entertainment, and business areas of Anděl, close to the Smíchov embankment.**

The variable floor area of the entrance level consists of a living room, 2 bedrooms, 2 bathrooms (with 2 showers and 1 bathtub), and a spacious hallway. Upstairs, there is a kitchen and a dining room with an adjoining **two-level terrace**. There is also a **gallery**, which can be used, for example, as a playroom, a study, or another bedroom. The east-facing terrace looks out onto a quiet courtyard with mature trees. From the upper level there is a **wonderful view of Vysehrad or Prague Castle**.

The interior features a **wood burning fireplace**, solid wood floors, wooden Euro-windows, and designer elements, such as glass inner partitions, stairs, and doors, combined with exposed bricks and beams made of metal and wood. The hallway has built-in wardrobes and the apartment includes a **cellar**. The building has a new roof with high-quality insulation, which guarantees a **pleasant temperature** in all seasons. Heat is provided by a gas boiler.

The location has perfect urban amenities and great accessibility by car and public transport. The metro and tram stops of several **Anděl** tram lines are just a few meters away, as well as the Na Knížecí bus station. Within short walking distance, besides the business and entertainment center, there are many shops, banks, offices or restaurants, as well as several health centers and pharmacies, cinemas, fitness centers, playgrounds, and kindergartens. The **Na Skalce garden** and **Santoška Park** provide a plenty of greenery. Smíchov is a vibrant neighborhood that holds many cultural and sports events. The **Výtoň embankment** (on the opposite side), famous for hosting the largest farmers' market in Prague, is easily accessible by ferry.

Interior 134.6 m<sup>2</sup>, terrace 12.3 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.