



## Apartment Two-bedroom (3+kk)

Sold

67 m<sup>2</sup>, Praha 5, Smíchov, Podbělohorská





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Total area	70 m <sup>2</sup>
Floor area*	67 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Parking in garage at extra cost of CZK 355,000
Garage	Yes
Cellar	Yes
PENB	C
Reference number	29063

**Bright, modern apartment with a balcony and a garage, located on the 2nd floor of a charming residence with an elevator situated in a quiet location below Strahov, near Ladronka Park and Klamovka gardens.**

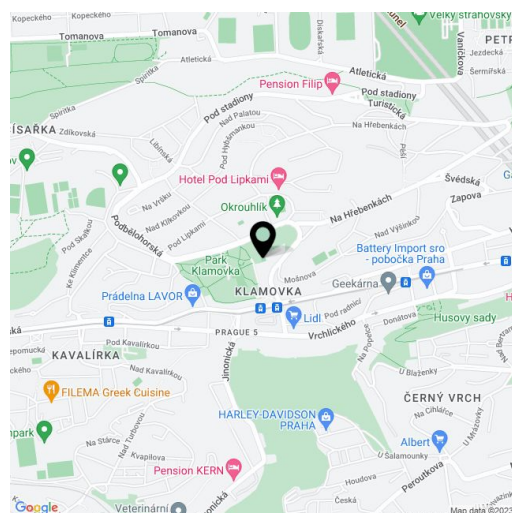
The layout consists of a living room with a kitchen area and a dining room with windows offering **beautiful views**, 2 bedrooms **facing the quiet courtyard**, a hall, a utility room with a connection for a washing machine, a bathroom (with a bathtub), and a separate toilet. The living room leads to the balcony.

The interior includes **oiled wooden floors, heated imitation wood tiles** in the bathroom. The windows are wooden with double-glazed panes. The **Sykora kitchen unit** is equipped with Electrolux appliances (including induction cooker) and an interestingly designed solid wood bar. There are also built-in wardrobes and custom-made bathroom furniture. Central heating from the boiler room in the house. The apartment has a **garage** (with a purchase price of CZK 355,000) and a **cellar**.

The house is located in a residential area surrounded by greenery. There are links to the **Anděl** and **Dejvická** metro stations and the Klamovka tram stop. All civic amenities are within a short walking or driving distance (kindergarten, elementary school, supermarket, hospital with children's emergency room and pharmacy, post office, restaurant, and more). **It is ideal for lovers of sports, walks, and nature.** Ladronka Park is in the vicinity, as well as tennis courts, a football stadium, and a rugby and beach volleyball club. From the property, it is a nice walk to Petřín Hill, Kinský Garden, and the Skalka natural monument.

Interior 67.42 m<sup>2</sup>, cellar 2.29 m<sup>2</sup>, balcony 3.07 m<sup>2</sup>

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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