## Apartment One-bedroom (2+kk)

Sold

45 m², Prague 5, Smíchov, Holečkova









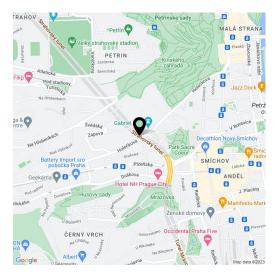


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Total area	50 m²
Floor area*	45 m²
Balcony	5 m²
Parking	1 garage parking space
Cellar	-
PENB	В
Reference number	29334



\* 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.

New spacious and bright studio apartment with a balcony and garage is part of the barrier-free Vitality Residence. The residence has a reception, fitness center, relaxation area, a lounge with a fireplace and other meeting areas. Final inspection in January 2020.

The layout of the apartment on the 2nd floor consists of a living area with a dining room, a partly separated kitchen, a balcony and a relaxation area. There is also a separate bedroom with a window, bathroom and a hall. The layout of the apartment according to the declaration of the owner is studio apartment.

The interior includes **Kährs Spirit heated oak flooring** with brushed finishes and matt varnish, **large format French windows** with insulating triple glazing and M & T design fittings, **Villeroy & Boch** sanitary equipment and Hüppe shower, built in faucets, large format tiles and **Porcelaingres** tiles, Woodplastic Forest Teak surface on the balcony, a security entrance fire and soundproof door. The house is secured by a camera system, a 24-hour reception, security sensors and alarm. The apartment is equipped with an emergency **assistance button**. The apartment has a **garage parking space**.

Situated by the popular **Anděl** area, where you can reach the **Sacré Coeur park** in just 3 minutes. You can enjoy all the benefits of urban life: wide shopping opportunities, cultural activities, restaurants and cafes, doctors and pharmacies, proximity to public transport, **quick connections to the center** and also easy access out of the city. The **Kinský garden** and **Petřín Hill** are both nearby.

The sale is not subject to property acquisition tax. Assignment of a future purchase contract.

Interior 45 m², balcony 5 m².

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



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