



## Apartment Two-bedroom (3+kk)

Sold

93 m<sup>2</sup>, Praha 5, Smíchov, Na Březince





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Total area	95 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 150 CZK monthly
PENB	G
Reference number	29449

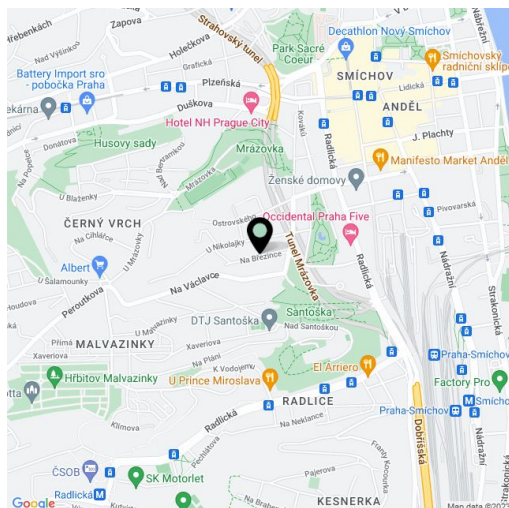
This 1930's apartment with high ceilings, large rooms, and beautiful views of Prague is part of a renovated apartment building built in a geometric modern style. The building is situated on a quiet one-way street lined by trees, within walking distance of a metro, tram, and the center of Smíchov.

The layout of the 3rd-floor apartment, accessible by an elevator, consists of a kitchen with an east-facing balcony, a living room with a semicircular bay window, 1 walk-through and 1 separate bedroom. There is also a bathroom with a window (bathtub, sink, toilet), an entrance hall, and a utility room.

The interior includes **wood casement windows, parquet floors**, and a kitchen with appliances. A Viessmann gas boiler provides heating. After reconstruction, the apartment can be a comfortable home or it can be used as an investment property with a good long-term tenant.

Located just a short walk from the bustling area of Anděl. The street, where the writer Josef Škvorecký lived, is surrounded by architecturally interesting houses, with typical metal gates and landscaped gardens. All amenities are nearby: a post office, a pharmacy, a grocery, restaurants, and a winter stadium. A **kindergarten and primary school** are just a few steps from the building. There is a lot of greenery in the surrounding area: the **Santoška Garden** under Paví Hill, the **landscaped orchards of na Skalce**, or the **Mrázovka Park**. Tram and metro stops are a 5-minute walk or 2 minutes by bus (a bus stop is a short walk from the building).

Interior 93.45 m<sup>2</sup>, balcony 1.56 m<sup>2</sup>, sklep 8.01 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.

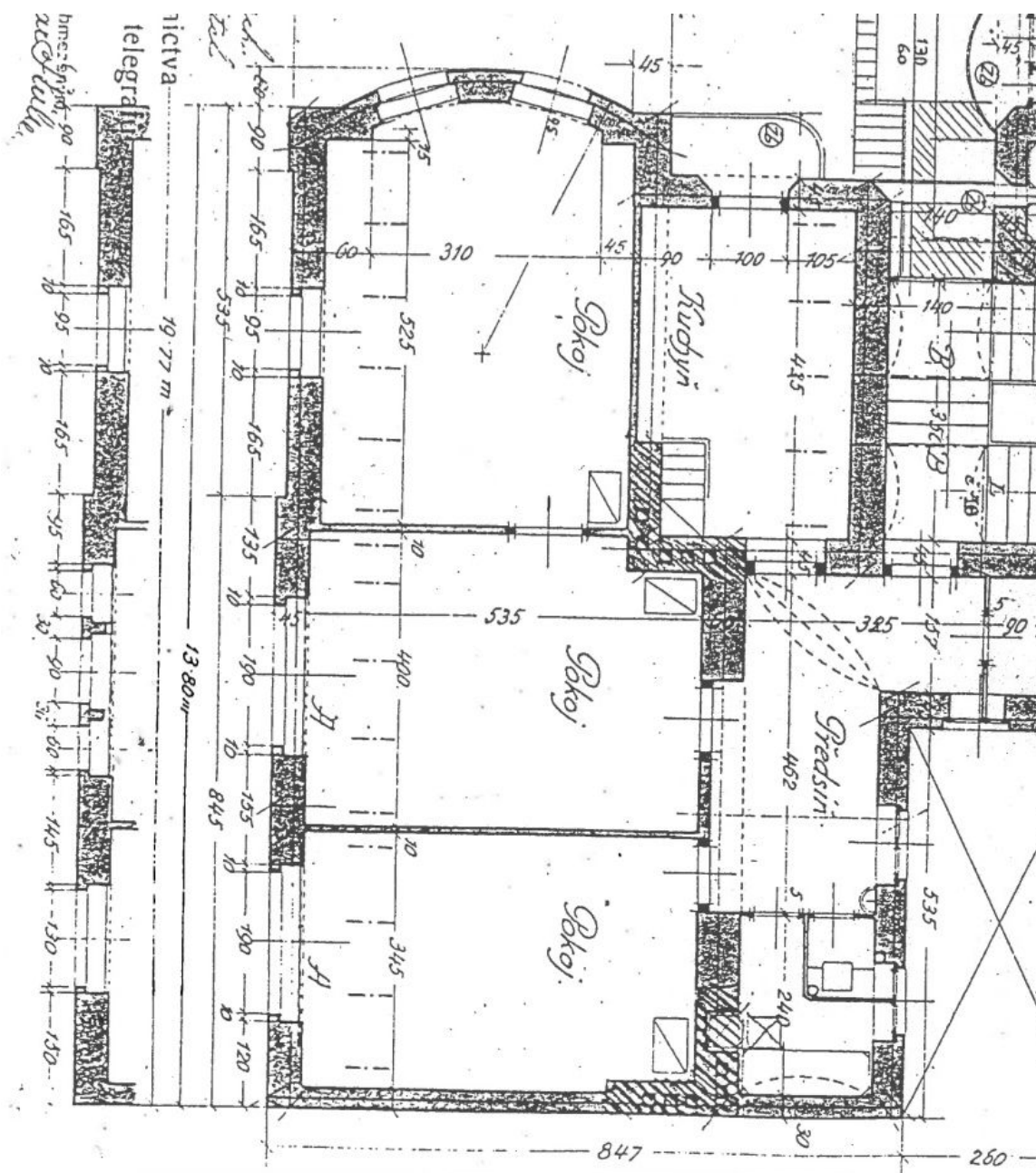




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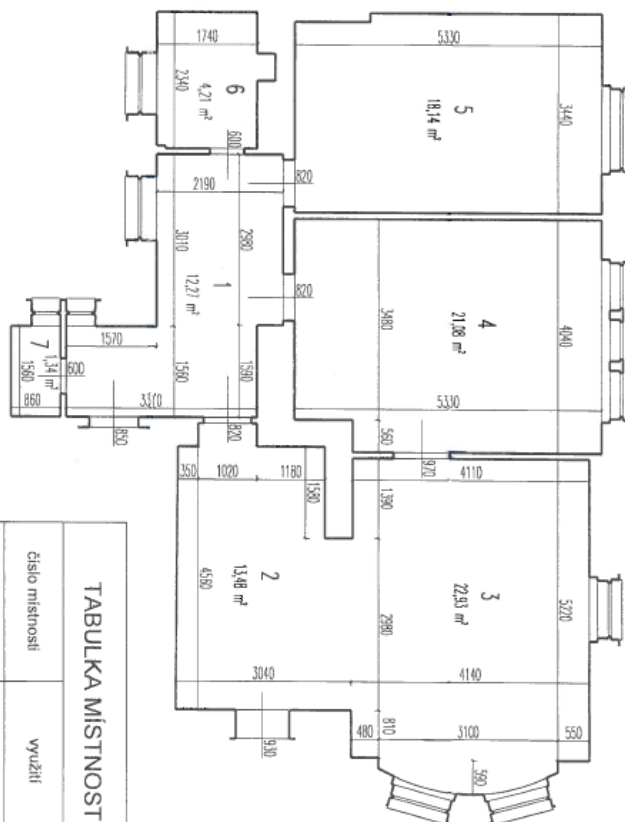




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TABULKA MÍSTNOSTÍ A PLOCH		
číslo místnosti	využití	plocha m <sup>2</sup>
1	chodba	12,27
2	kuchyňně	13,48
3	obývací pokoj	22,93
4	ložnice	21,08
5	ložnice	18,14
6	koupelna + wc	4,21
7	komora	1,34
celková výměra:		<b>93,45</b>