



## Apartment One-bedroom (2+1)

Sold

79 m<sup>2</sup>, Prague 5, Smíchov, Malátova





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Total area	84 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	29838

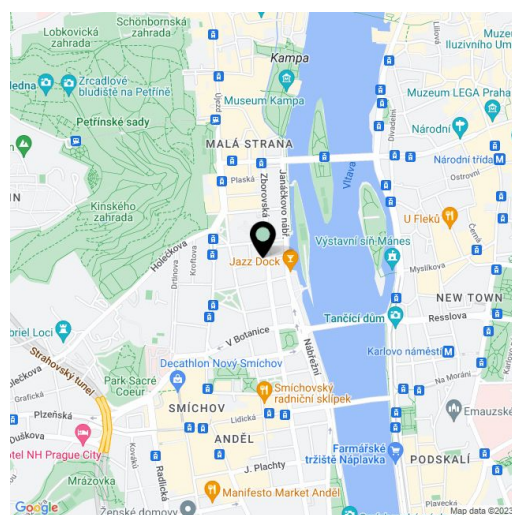
Recently finished apartment with a balcony located on the 4th floor of a newly renovated Neo-Baroque palace in a prestigious location almost in the center and just a few steps from the Janáčkovo nábřeží embankment and the Kinsky Gardens.

The layout consists of a living room, a kitchen with access to a **south-facing balcony**, a bedroom with an en-suite bathroom, a separate toilet, and an entrance hall.

The apartment is being sold in a state of **white walls**, i.e. before completion of final surfaces and fixtures (floors, tiles, bathrooms, kitchen, or lighting fixtures). The apartment has **preparation for air-conditioning**. The equipment also includes **replicas of original windows** on the outside facade and wooden windows in the courtyard-facing facade, security and fire safety replicas of original entrance doors, and plaster ceilings. The purchase price includes a **cellar unit**. A new elevator in the building leads directly to the floor of the apartment.

The traditional residential location has **excellent transport accessibility**: the building is located just a short walk from a tram stop, and can be reached in 4 minutes by metro **line A Malostranská station and line B Anděl station**. The site provides a premium selection of services and a wealth of opportunities for social, cultural, and sporting activities. From Malá Strana, Kampa, Petřín, the National Theater, to the shopping, entertainment, and business zone of Anděl, which is just a few minutes' walk away. Car travel is accelerated by the nearby entrance to a tunnel complex.

Total area 83.99 m<sup>2</sup>, balcony 5 m<sup>2</sup>, cellar.



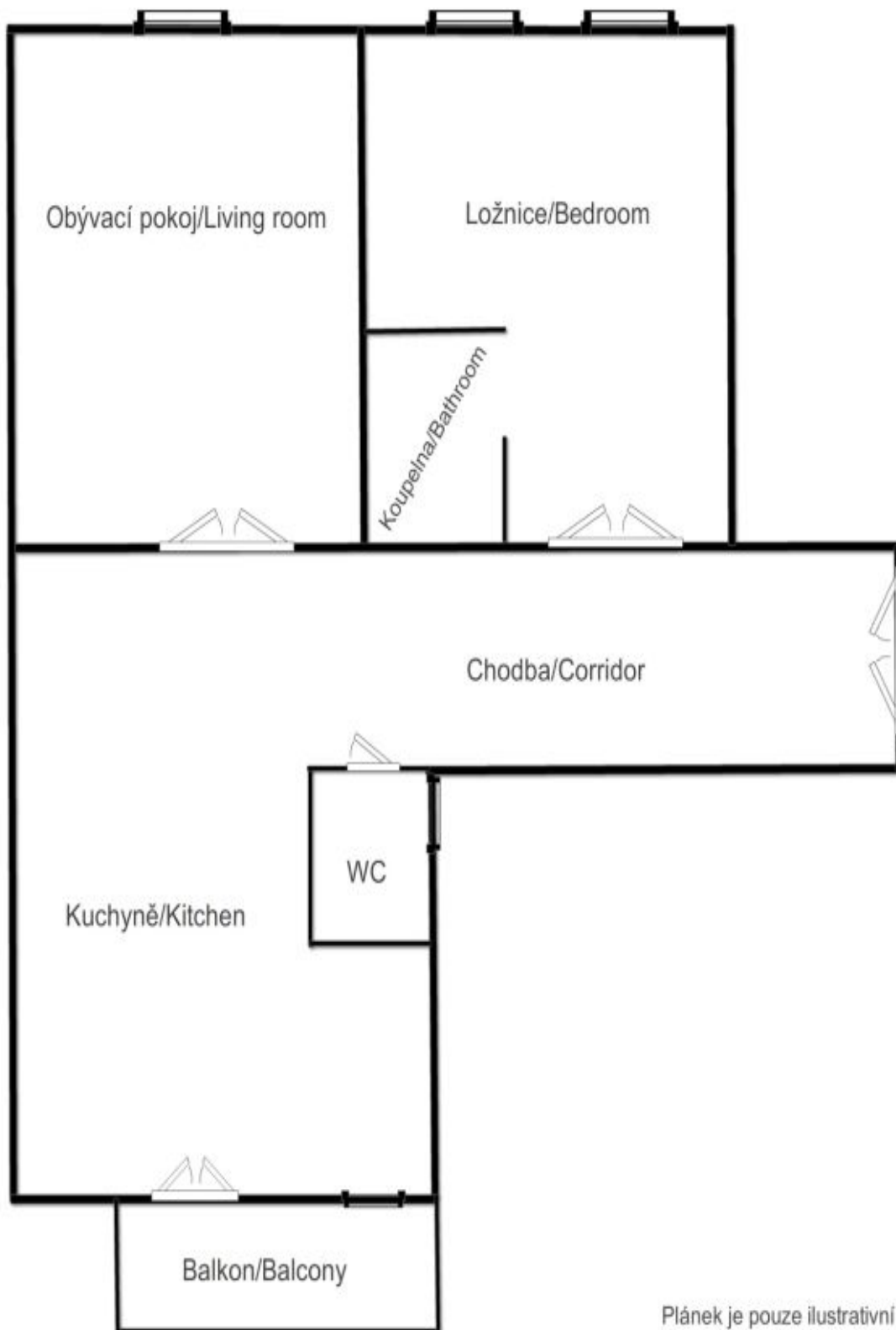
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Plánek je pouze ilustrativní