



Apartment One-bedroom (2+kk)

Sold

53 m², Praha 5, Smíchov, Jeřabinová





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Total area	64 m ²
Floor area*	53 m ²
Balcony	11 m ²
Parking	Garage parking place
Garage	Yes
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	31270

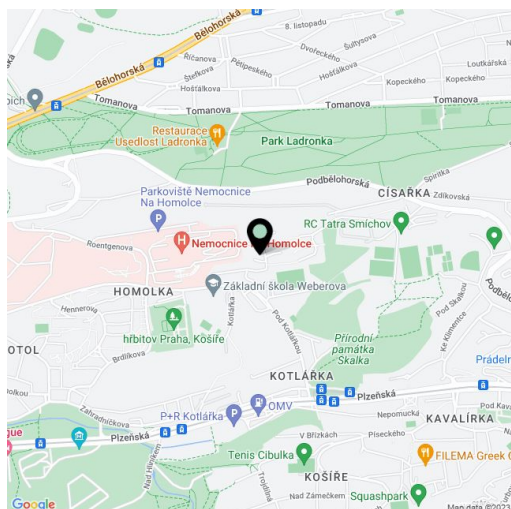
This west-facing apartment with a large balcony and a garage parking place is located on the 1st floor of the modern Souhvězdí Homolka modern residential project. The complex is set in the greenery near Ladronka Park.

The interior consists of a living room with a kitchen and dining area, one bedroom, a bathroom (shower, washbasin, heating ladder), a guest toilet, and a foyer. **The spacious balcony** is adjacent to both living spaces; access is from the living room.

Facilities include laminate floors, electric underfloor heating in the bathroom, **wooden double-glazed Euro-windows**, or a fully-equipped kitchen. There is central heating. The house has an elevator and cable (STA and SAT). The unit comes with a **garage parking place** and a **cellar**.

The very quiet location is surrounded by greenery; the house is located at the end of a street that serves only residents and visitors. There is a wide range of **sports activities** (a football and rugby club, tennis courts, an indoor swimming pool, a playground, a bike trail or inline track) nearby. Transport links are provided by buses that go to the Andel metro station line B (8 minutes). There is also a tram stop within walking distance or a minute's bus ride.

Floor area 56.3 m², usable area 53.45 m², balcony 10.66 m², cellar 2.9 m².



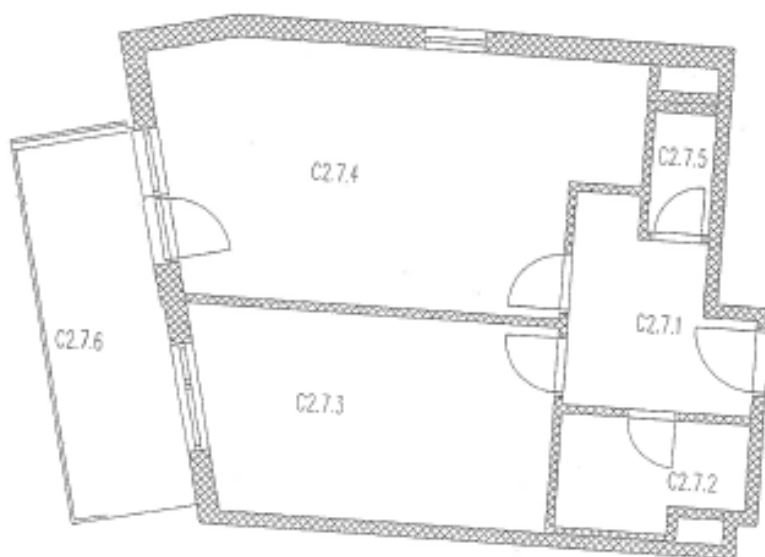
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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OBJEKT: SOUHVĚZDÍ-C
PODLAŽÍ: 2NP
OZNAČENÍ BYTU: C2.7
BYTOVÁ JEDNOTKA: 14
KATEGORIE: 2+kk



C2.7.1	PŘEDSÍŇ	6,57
C2.7.2	KOUPELNA	4,26
C2.7.3	LOŽNICE	15,99
C2.7.4	OBÝVACÍ POKOJ + K.K.	25,00
C2.7.5	WC	1,63
C2.7.6	BALKON	10,66
UŽITNÁ PLOCHA BEZ BALKONU		53,45
CELKOVÁ PLOCHA BEZ BALKONU		56,22