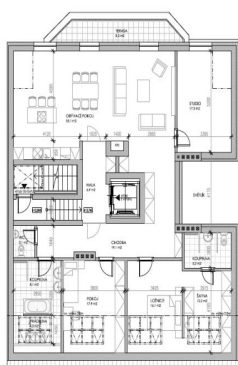




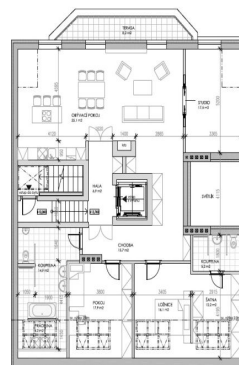
## Apartment Three-bedroom (4+kk)

Sold

166 m<sup>2</sup>, Praha 5, Smíchov, Na Václavce



Varianta 1



Varianta 2



## Apartment Three-bedroom (4+kk)

**Sold**166 m<sup>2</sup>, Praha 5, Smíchov, Na Václavce

Total area	174 m <sup>2</sup>
Floor area*	166 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31271

This spacious attic apartment with a terrace and magnificent views of the outside greenery is currently being built on the 4th floor of an architecturally interesting apartment building situated near the romantic Santoška and Na Skalce parks. A popular and easily accessible location with many renowned villas.

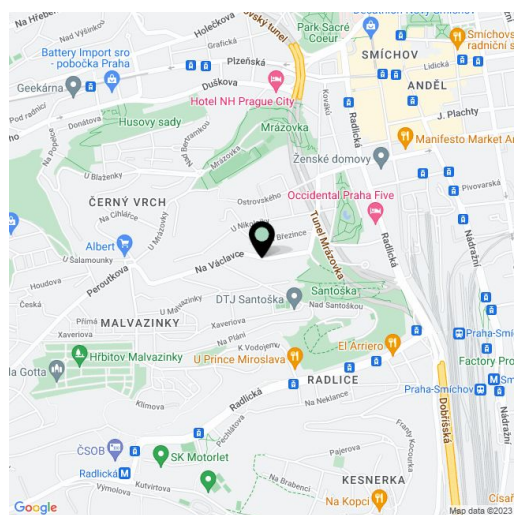
The attic space will boast an **over 150 m<sup>2</sup>** 3-bedroom layout and an **8-meter terrace**. The interior will be **completed by the handover deadline** (floors, bathrooms, interior doors), materials and fixtures can be selected by the new owner. One of its advantages is that the elevator can lead directly to the apartment. The purchase price includes a **cellar**. Parking is possible in front of the house in a zone for residents.

The geometric **Art Nouveau** building with impressive, atypical bay windows is currently undergoing a complete reconstruction.

The location is within walking distance of Smíchov's **Anděl** center. A full spectrum of amenities is in close proximity, such as a post office, a pharmacy, a grocery store, a restaurant, or a winter stadium. A kindergarten and an elementary school are a few steps from the building, a high school and the French Lyceum are nearby. There is plenty of greenery in the surrounding area: **Santoška Garden** below wooded **Paví Hill**, the landscaped **orchards** in the **Skalka** or **Mrázovka** parks. A tram stop and a metro station are a 5-minute walk or 2-minute bus ride (bus stop near the house).

Interior 165.7 m<sup>2</sup>, terrace 8.2 m<sup>2</sup>.

For more information, please contact us.



\* 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.



# Apartment Three-bedroom (4+kk)

166 m<sup>2</sup>, Praha 5, Smíchov, Na Václavce

Sold

