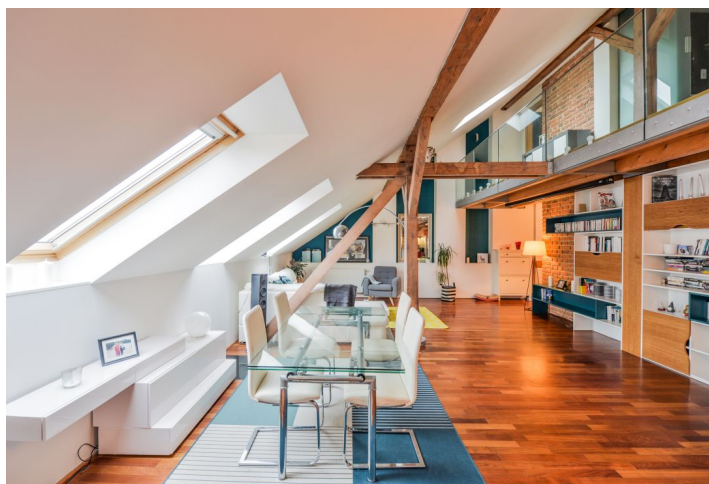




## Apartment Two-bedroom (3+kk)

Sold

116 m<sup>2</sup>, Praha 5, Smíchov, Holečkova





## Apartment Two-bedroom (3+kk)

**Sold**116 m<sup>2</sup>, Praha 5, Smíchov, Holečkova

Total area	116 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 374 CZK monthly
PENB	D
Reference number	31823

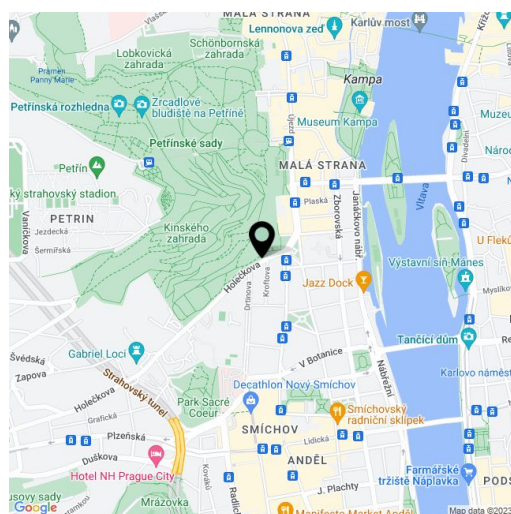
This attic duplex apartment from 2009 on the 4th topmost floor of an apartment building with an elevator is located in an attractive residential area of Hřebenky, near the French Lyceum, Kinsky Garden, Petřín Hill, and Nový Smíchov shopping and entertainment center.

The lower, entrance floor of the apartment consists of a spacious living room with a dining area and a fully equipped kitchen, a toilet, and an entrance hall with built-in storage. The upper floor features a glass gallery, an **air-conditioned** master bedroom with a French window, a second bedroom and a bathroom with bathtub and toilet. Facilities include **exposed wooden beams** throughout the apartment, floating **wooden floors**, Velux wooden skylights, wooden Euro windows, tiles, a security entry door, glass interior doors, and exposed brick walls. Heating is provided by Vailant gas boiler.

A location with quick access to the city center, bus links to tram stops in Újezd (a bus stop is a few steps from the building), and with a direct connection to the airport.

Interior 116.2 m<sup>2</sup>.

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



\* 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.