



## Apartment Three-bedroom (4+1)

Sold

119 m<sup>2</sup>, Prague 5, Smíchov, Libínská





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Total area	127 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	—
Service price	4 300 CZK monthly
PENB	G
Reference number	32504

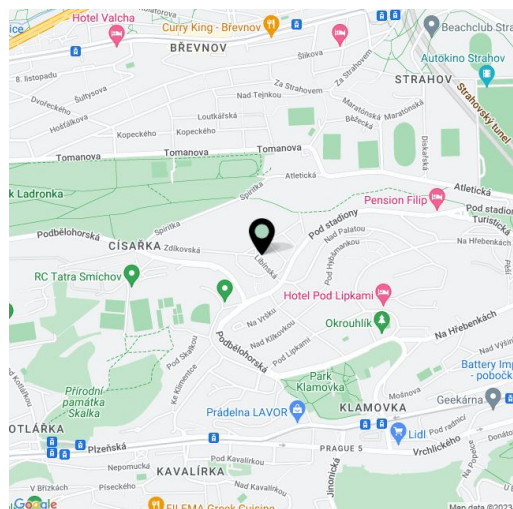
This duplex apartment with a southwest-facing balcony is located in a modern four-story apartment building with a garage. It is situated on a side street on the border of Smíchov and Břevnov just a short walk from Ladronka and Strahov.

On the 2nd floor, there is 1 bedroom, a bathroom, a hallway, a foyer connected to the main entrance, and a storeroom. The level below consists of a living room with a large balcony, a partially separated kitchen, 2 bedrooms, a bathroom, a guest toilet, a storeroom, and a staircase hall.

Floating wooden floors, plastic windows. Heating is from the central gas boiler room. The building is guarded by a camera system. The purchase price includes **1 garage parking space**.

The location offers a wide range of **sports activities** (football, tennis, swimming, inline skating, cycling, etc.). There are several kindergartens, an elementary school, and many playgrounds in the immediate vicinity. The large **Ladronka Park**, Skalka Natural Monument, or **Klamovka Garden** are within walking distance. The Anděl metro station (Na Knížecí) can be reached by bus in 9 minutes and the Dejvicka metro station (line A) in 17 minutes.

Interior 119.2 m<sup>2</sup>, balcony 8 m<sup>2</sup>.



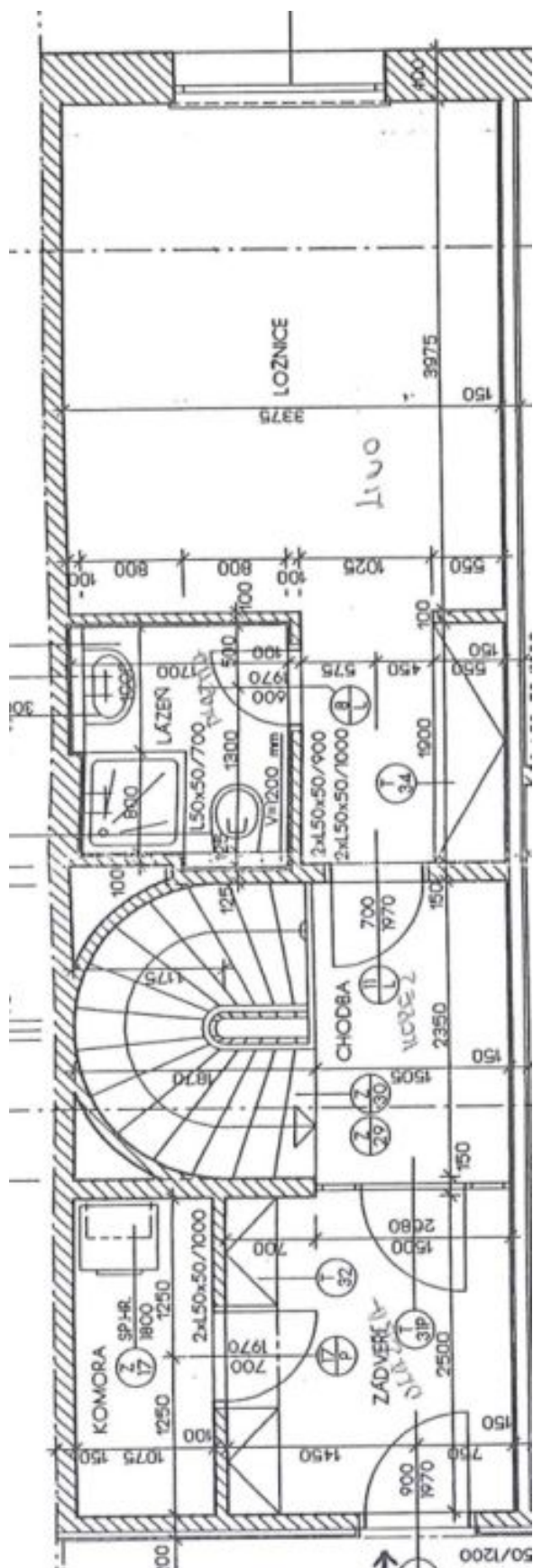
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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