



## Apartment One-bedroom (2+kk)

Sold

52 m<sup>2</sup>, Praha 5, Smíchov, Na Zatlance





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Total area	56 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Space in an automated parking system at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	35664

This modern, bright apartment with a balcony facing the courtyard is located on the 5th floor of an apartment building with an elevator and a private landscaped garden. The building is situated on a quiet side street within walking distance of the center of Smíchov - Anděl.

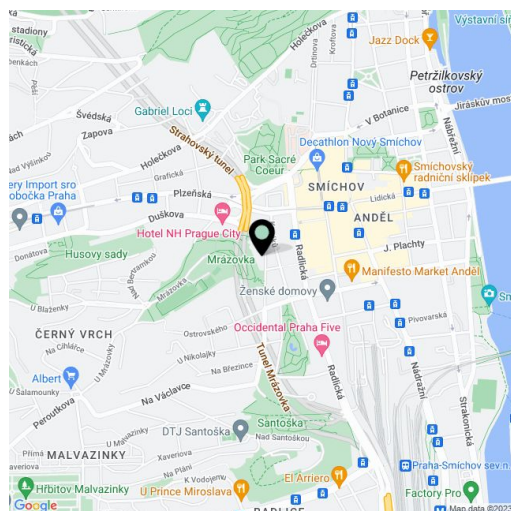
The apartment consists of a living room with a kitchen, a dining room, and an **east-facing balcony**, a bedroom with a built-in **wardrobe**, a hallway, and a bathroom (with a shower and toilet).

The Zatlanka apartment building was built in 2007. The floors are **wooden** as are the large-format Euro windows shaded by **exterior window blinds**. The fully equipped kitchen has **Bosch** appliances. Security equipment includes a videophone, a security entrance door, and an electronic entrance to the building. The residents can relax in the enclosed garden in the courtyard. Heating is from the central boiler room. **1 parking space** in an automated parking system available for sale at a price of CZK 400,000.

In a nice location close to **Mrázovka Park and the Na Skalce Gardens**, and only a 5-minute walk from the **Anděl** metro station. Within walking distance are shops, cinemas, restaurants, cafes, a post office, several office complexes, or an ice skating rink. The city center is accessible by both metro and tram; the Na Knížecí bus station is also close-by. The nearby tunnel complex makes trips by car even more comfortable.

Interior 52 m<sup>2</sup>, balcony 3.6 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.