



## Apartment Two-bedroom (3+1)

Sold

81.8 m<sup>2</sup>, Prague 5, Smíchov, Na Václavce





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Total area	82 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 776 CZK monthly
PENB	G
Reference number	37094

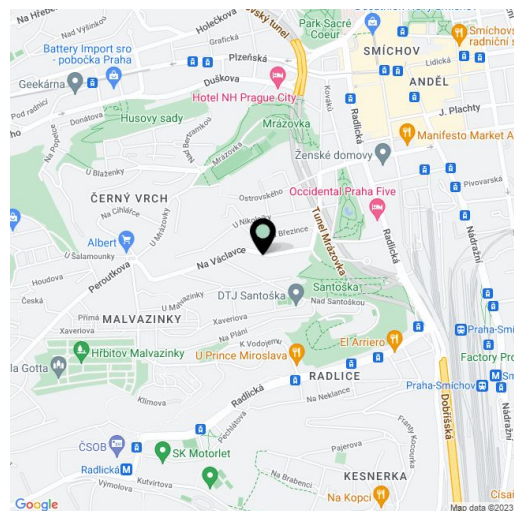
This originally investment apartment, situated on the 2nd floor of a residential building built in the early 1920s in the style of geometric Art Nouveau, is located on the sloping terrain of Na Václavce Street near the Anděl metro station or the romantic Santoška and Na Skalce parks. A popular and easily accessible location.

The current layout, adapted for short-term rentals, offers 5 small bedrooms, 2 bathrooms (both with a shower), a guest toilet, a kitchen, and a foyer. It can easily be modified and returned to its original 2-bedroom layout. The two balconies shown on the plan attached (signed X-2-8 and X-2-9) have not been added yet; a valid building permit has been issued for them.

The apartment has **wooden casement windows** with views of the greenery, **wooden coffered doors** with paneling (except for the doors in new partitions), and **parquet floors**; heating and hot water from its own gas boiler. The apartment comes with a **cellar**. The building with distinctive half-timbered bay windows is well maintained, and this year an **elevator will be installed and the common areas will be modified**. Parking is possible in front of the building in the zone for residents.

This popular Smíchov location combines the nobility and tranquility of the residential area of Malvazinky and the bustling city life with a rich offer of restaurants, entertainment, culture, and sports in the vicinity of the nearby Anděl pedestrian zone. All civic amenities are close-by: a post office, a pharmacy, grocery stores, restaurants, a supermarket, a kindergarten and elementary school, a high school, and a French lyceum. The building is situated **behind the corner from the Santoška garden** under forested Pávi Hill, the Na Skalce orchards, or the Mrázovka park. **Tram stops and the Anděl metro station** are a **12-minute walk or a 2-minute bus ride away**, and there is a stop just 200 meters from the building. The Na Knížecí transport hub is also within a 10-minute walk.

Floor area 81.8 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>.



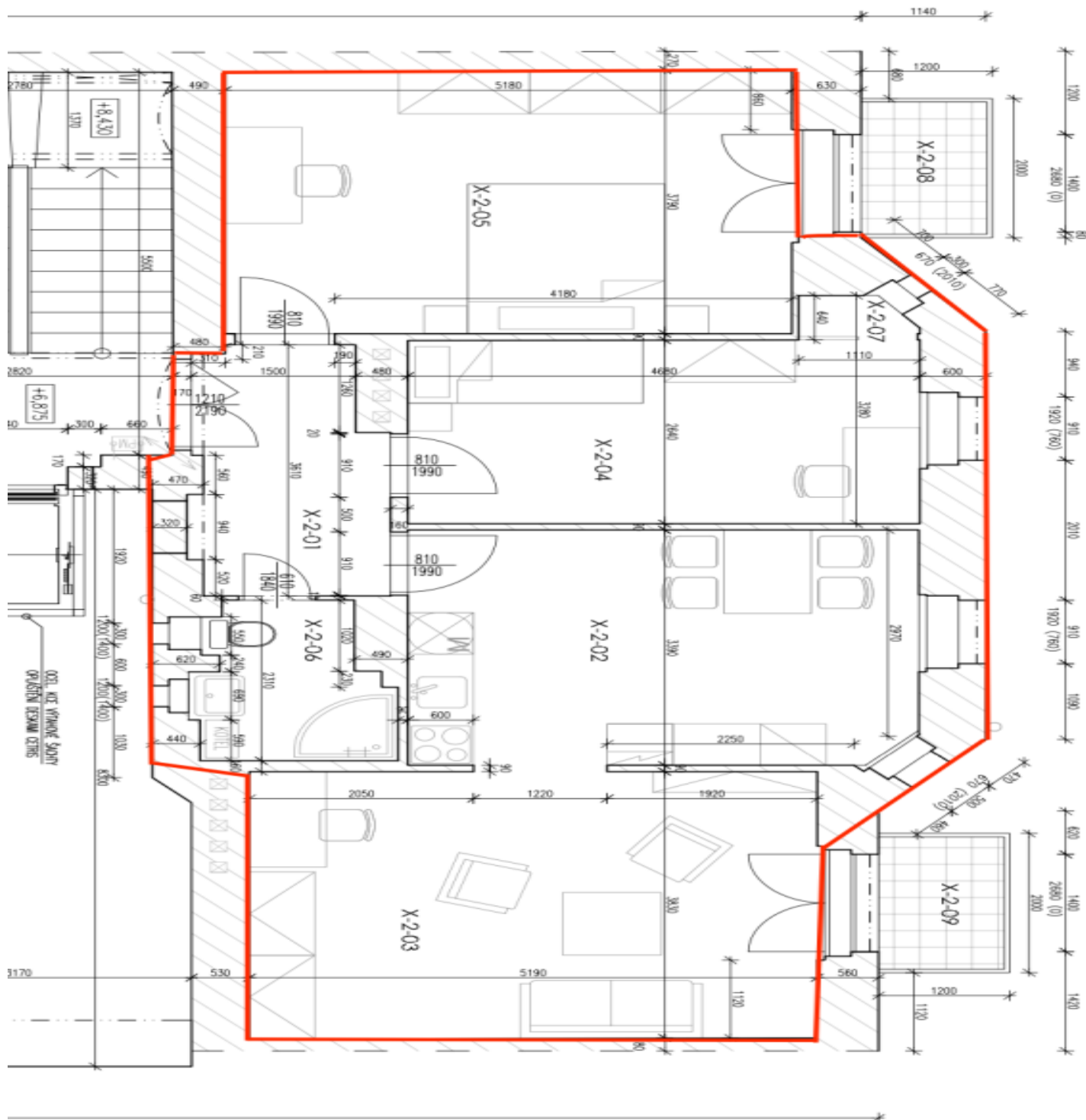
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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