



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky





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Total area	63 m <sup>2</sup>
Garden	30 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	37130

This cozy garden apartment is situated on the ground floor of an award-winning apartment building by DAM architects with only 11 apartments that stands on a low-traffic cul-de-sac. A nice place with many famous villas, near the Smíchov pedestrian zone and Anděl public transport transfer station.

The practical layout consists of a living room with a kitchen and access to the **terrace**, a bedroom (also with access to the garden), a dressing room, a vestibule, and a bathroom (with a shower, toilet, sink, heated towel rail, and connection for a washing machine).

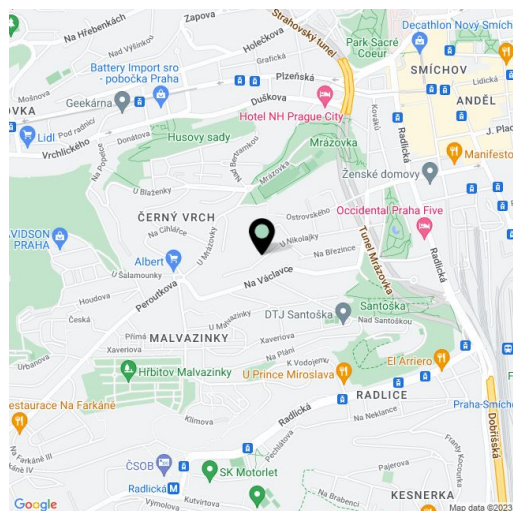
Facilities include **hardwood floors** and **wooden French windows** with a preparation for **safety aluminum blinds**; the kitchen is equipped with built-in Electrolux appliances (ceramic hob, electric oven, microwave, and refrigerator). The purchase price includes a **cellar**. The facade of the building is decorated with **natural Havlovice sandstone**.

The boutique Vila Mrázovka apartment building, completed in 2004, is set amongst the traditional villas in the **Malvazinky** neighborhood in a quiet and green part of Smíchov. There is a grocery store, several restaurants, or a winter stadium with public skating nearby. The lively **Anděl Center** in Smíchov is a 15-minute walk away. The location is made even more pleasant thanks to a **number of green areas**, such as the Santoška garden, Mrázovka Park, Na Skalce orchards, or Pavi Hill.

The purchase price also includes complete facilities and equipment.

Interior 62.5 m<sup>2</sup>, terrace 30 m<sup>2</sup>, cellar 3.4 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.





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