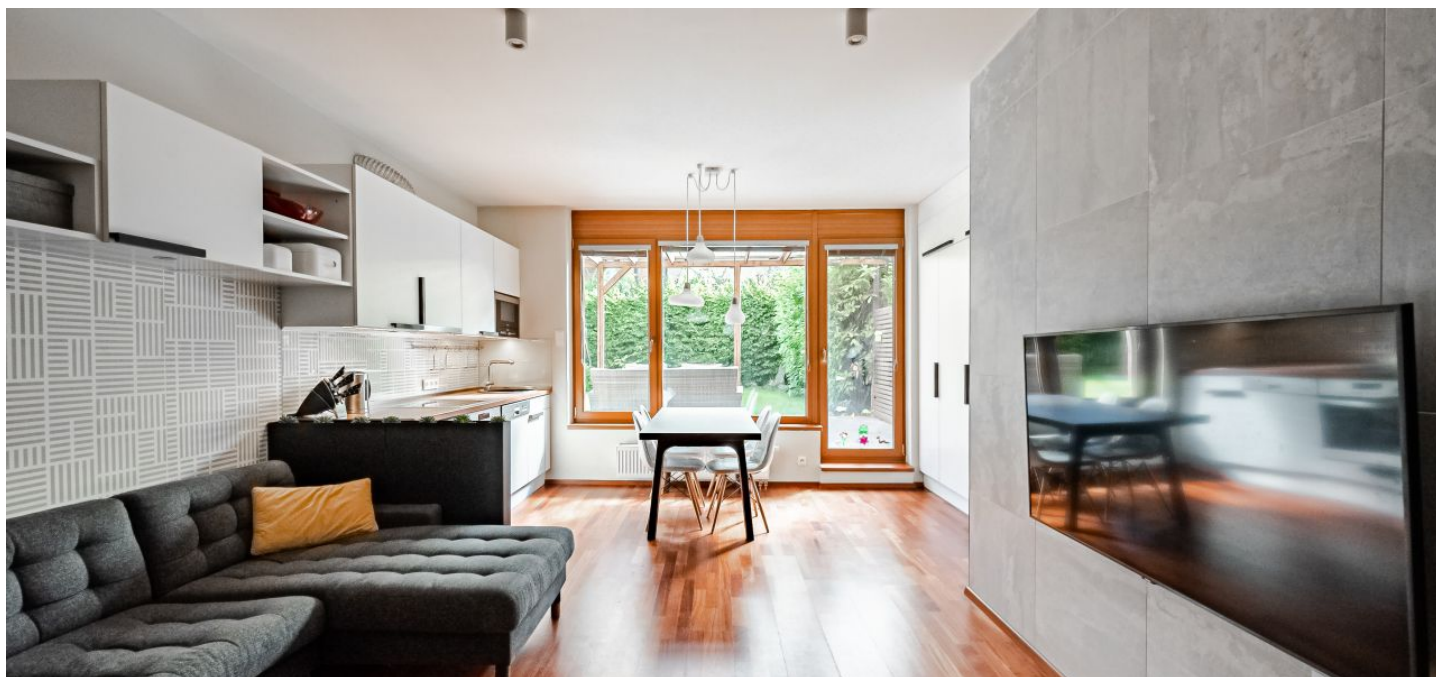




## Apartment Three-bedroom (4+kk)

Sold

105.2 m<sup>2</sup>, Praha 5, Smíchov, Na Císařce





## Apartment Three-bedroom (4+kk)

**Sold**105.2 m<sup>2</sup>, Praha 5, Smíchov, Na Císařce

Total area	105 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Garden	107 m <sup>2</sup>
Parking	2 garage spaces
Garage	Yes
Cellar	-
PENB	C
Reference number	37288

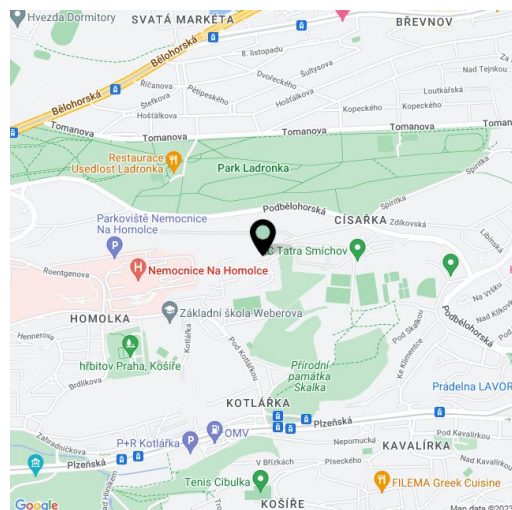
This modern duplex apartment perfect for family or multi-generational living with a loggia, a large garden, and 2 garage parking spaces is part of the successful Císařka residential project located in a quiet place on a southern slope surrounded by parks between Prague 5 and 6.

The apartment, created by joining two units (in the owner's deed registered as **two units**), consists of a living room with a kitchen and **access to the terrace and garden** on the ground floor, a bathroom (with a toilet and shower), a foyer, and a work area under the stairs. On the 1st floor is a bedroom with a **walk-in closet**, 2 rooms, a bathroom (with a bathtub), a separate toilet, and a **loggia**. If necessary, the area of the apartment can be divided again into 2 separate units.

The semi-enclosed Císařka residence, built in 2007, consists of smaller villas connected by walkways lined with **landscaped greenery**. Facilities include **wooden floating floors, wooden Euro windows, lit railings, and exterior blinds** in 2 bedrooms. The kitchen is fully equipped, and the interior features plenty of **storage space**. The purchase price includes **2 garage spaces** and all built-in furniture. The garden with a **self-watering system** has a separate entrance from the outside (good, for example, for the gardener). The complex includes a **24/7 reception**, security, a camera system, and a private **children's playground**.

An ideal place for a family that appreciates having sports facilities, tranquility, and plenty of greenery in close proximity. Schools, shops, and medical services are within a short driving distance. Transport connections are provided by buses, which can be used to get to the Klamovka tram stop in about 4 minutes and to the Jinonice metro station (line B) in less than 15 minutes, or on the other side to the Dejvická station (line A). The apartment is close to **Ladronka Park, the Skalka Natural Monument, or Klamovka Garden**.

Interior 105.2 m<sup>2</sup>, garden with terrace 107 m<sup>2</sup>, loggia 4.6 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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