



## Apartment Two-bedroom (3+kk)

Sold

102 m<sup>2</sup>, Praha 5, Smíchov, Švédská





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Total area	110 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	7 000 CZK monthly
PENB	C
Reference number	38447

This air-conditioned apartment with parking and a terrace with unobstructed views of Bertramka and Pavi Hill is ideally located next to the Sacre Coeur Park, with its former convent, and near the vibrant Anděl intersection. Located on the 6th floor, it offers a high level of comfort, with a reception and meeting room in the building.

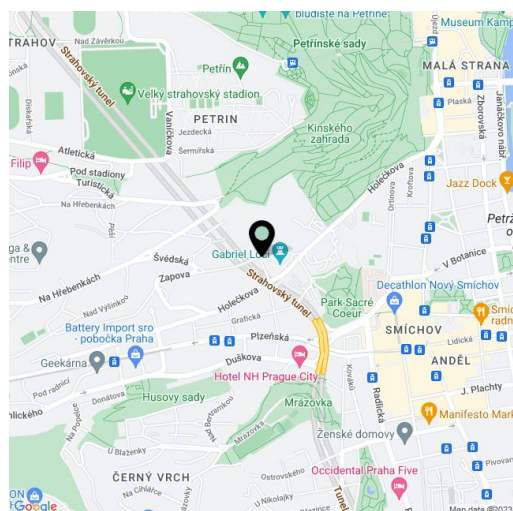
A spacious entrance hall provides access into all rooms. On one side, there is a large living room with **wooden French windows and a terrace** (8 sq. m.) that face **southeast** towards the courtyard. There is also a **fully equipped kitchen** in this room. On the opposite side of the apartment are two bedrooms, one of which has a **built-in dressing room**. The hall also has access to a bathroom, a guest toilet, and a closet with plenty of storage space and a washing machine.

Coming home from long walks is pleasant as the apartment has a unified wooden, **easy-to-maintain floor** as well as **tiles and underfloor heating**. The kitchen is equipped with German **Siemens and Liebherr** appliances, a built-in wine fridge, and a filtered water tap. There is both a bathtub and a shower with tropical rain in the full bath. Heating is provided by a central boiler room. The apartment is **air-conditioned**. A **private parking space in the garage, with an adjacent cellar storage unit** (6.2 sq. m.), a **24/7 reception** that receives parcels and provides security for residents, adding to the building's high level of convenience. Additionally, contemporary stylish furniture remains in the apartment.

The brick building, built in **2009**, combines the advantages of an early third millennium building with a location in an extraordinary neighborhood with two old **monasteries**, the **Kinsky Garden**, and romantic views that can be enjoyed from the top of the nearby **Petrín Gardens**. Lively **Anděl** with numerous shops and cafes is only 5 minutes away by car; the nearest bus stop is 2 minutes from the building.

Interior 102 m<sup>2</sup>, loggia 8 m<sup>2</sup>, cellar 6.2 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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