



## Apartment One-bedroom (2+kk)

Sold

70.4 m<sup>2</sup>, Prague 5, Smíchov, Švédská





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|                  |                   |
|------------------|-------------------|
| Total area       | 70 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 39076             |

This attic, fully air-conditioned building with plenty of daylight is located in a boutique historic apartment building with a garden that stands on the edge of a traditional residential area near the former Hřebenka homestead, next to the Kinský Gardens and within walking distance of the Anděl center in Smíchov.

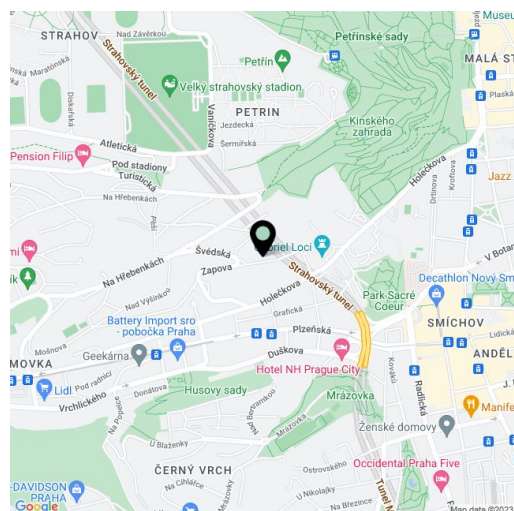
On the entrance level (on the 3rd floor of the building without an elevator), there is a spacious living area with a kitchen, a small study/bedroom, a bathroom (with a toilet and bath), a cleaning and utility room (with a connection for a washing machine), and a hallway. In the gallery on the attic level, there is space for a study/second bedroom.

The apartment built in 2015 is illuminated by **aluminum studio windows** with el. control and a **round window** in a wooden frame. The floors are made of **solid oak**. The custom-made kitchen is fully equipped with built-in appliances (Zanussi, Whirlpool, Franke pull-out hood), LED backlighting, and high-quality push to open Hettich fittings. The bathroom has Kale large-format tiles and Grohe, Vitra, Optima, Roca, and Laguna sanitary ware. Facilities include **multi-split Olimpia Splendid Nexya air-conditioning**, dimmable lights, pleated blinds, and built-in furniture made bespoke by a carpenter. Heating is by an Immergas condensing gas boiler. The unit comes with a cellar. The building with only 5 apartments is well maintained. The street facade will be renovated, the roof will be reconstructed, and the common areas will be refurbished. No elevator. Residents can use the **common south-facing garden**.

A pleasant neighborhood with plenty of greenery and nice views of Prague is located near the city center with all services are within reach, including the many **sports fields** on Strahov Hill. You can walk through the renovated **Sacré Coeur Park** directly to the Nový Smíchov shopping center. Transport connections are provided by buses (7-minute ride to the city center to the Karlovo náměstí metro station), driving by car is accelerated by the nearby tunnel complex.

Interior 70.4 m<sup>2</sup>, cellar 4.4 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.