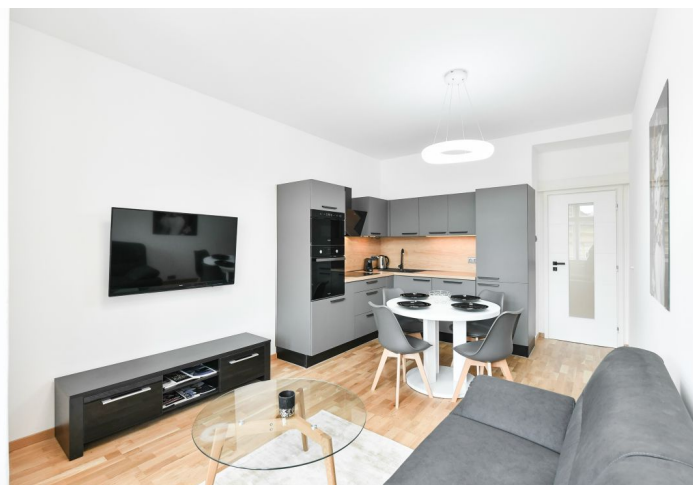




## Apartment Two-bedroom (3+kk)

Sold

64.5 m<sup>2</sup>, Praha 5, Smíchov, Holečkova





## Apartment Two-bedroom (3+kk)

**Sold**64.5 m<sup>2</sup>, Praha 5, Smíchov, Holečkova

Total area	65 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	40095

This newly renovated 2-bedroom apartment is situated on the 2nd floor of a well maintained apartment building. Although it is located in the central part of the Smíchov district, the apartment is very quiet. The apartment has a share in an exceptional, beautifully landscaped garden with views of the Prague skyline.

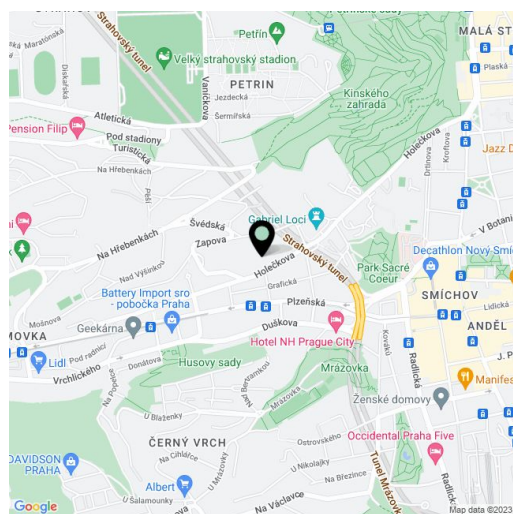
All rooms are accessible from the spacious entrance hall. The living room with a kitchen is southeast-facing, both bedrooms are northwest-facing towards a **quiet garden**. One of the bedrooms has a small **closet**. The apartment also comes with a separate toilet, a bathroom with a bathtub, and a connection for a washing machine.

The apartment was **completely renovated**, the **Sykora** kitchen with a **wooden worktop**, including built-in appliances, is newly equipped. There is a smaller built-in wardrobe in the hallway. Facilities include wooden floors, tiles in the bathrooms and in the hallway, and casement windows. The building has central heating. The apartment includes a share in the common **garden** with nooks for sitting, mature **fruit trees**, and **views** to the Pankrác panorama. The apartment comes with a **cellar storage unit**. No elevator. The building's common areas are nicely maintained and has a **front garden** towards the street.

The location offers **full civic amenities** and a rich social and cultural life. Nearby are **theaters, cinemas**, and sports facilities. The building is located next to two old monasteries and the **Kinský Garden**. Within a short walk through the landscaped **Sacré Coeur Park** you can reach the Anděl metro station and the Nový Smíchov shopping center. A bus and tram stop are only few steps from the building.

Interior 64.5 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.