



## Apartment Two-bedroom (3+kk)

€ 637 235 | CZK 15 950 000

84.3 m<sup>2</sup>, Prague 5, Smíchov, Nádražní





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Total area	90 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41913

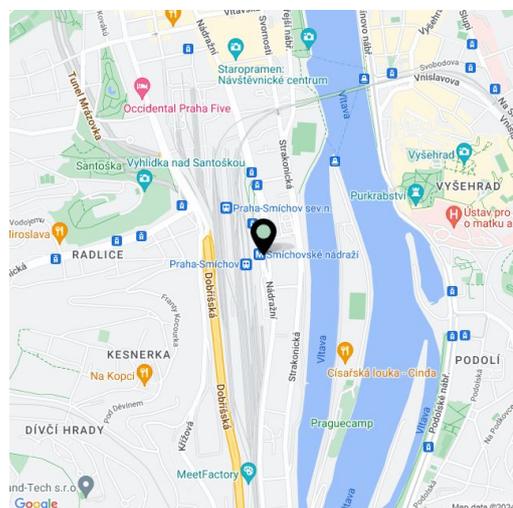
This modern apartment with an east-facing loggia and garage parking space is located on the 4th, penultimate floor of a recently completed apartment building with an elevator in the Smíchov City complex, which is designed as a neighborhood of short distances. The unique residential complex with a park and a promenade is situated between the pedestrian zone on Anděl and the Smíchov Railway Station, close to the Smíchov embankment and Císařská Louka Island.

The layout of the apartment consists of a living room with a dining area and kitchen, 2 bedrooms, a bathroom, a separate toilet, a hallway, and a foyer with a built-in wardrobe. All rooms have access to the loggia. The entire apartment is east-facing towards Nádražní Street and the Vltava River.

The building was approved in 2023. The large-format windows are **wooden** with triple glazing. Facilities also include **wooden floors**, large-format floor and wall tiles, **Villeroy & Boch**, Grohe, and Hansgrohe sanitary ware, interior doors with concealed hinges, class III safety entrance fire doors with 5-point locking, and a **BTicino home videophone**. The kitchen with a **granite worktop** is by **Hanák**. The purchase price includes a **cellar** and a **garage space with a car charger**. The cellar and parking space are located on the same floor (1st underground floor). The building meets the parameters of an energy-efficient building, all accesses are **barrier-free**, and residents can use the garden reserved for only 1 section of the complex. The access and camera system as well as a **24-hour reception** take care of residents' **safety**.

Part of the district is a pedestrian zone with shops, cafes, restaurants, bistros, and other establishments gradually increasing on the ground floor of the buildings. All civic amenities, including **sports fields** and schools, operate nearby, and the **French Lyceum** is nearby. The ride to the center takes only a few minutes, either by metro, tram, or train, while traveling by car is made easy thanks to the access to the City Ring Road.

Floor area 84.3 m<sup>2</sup>, loggia 5.4 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.



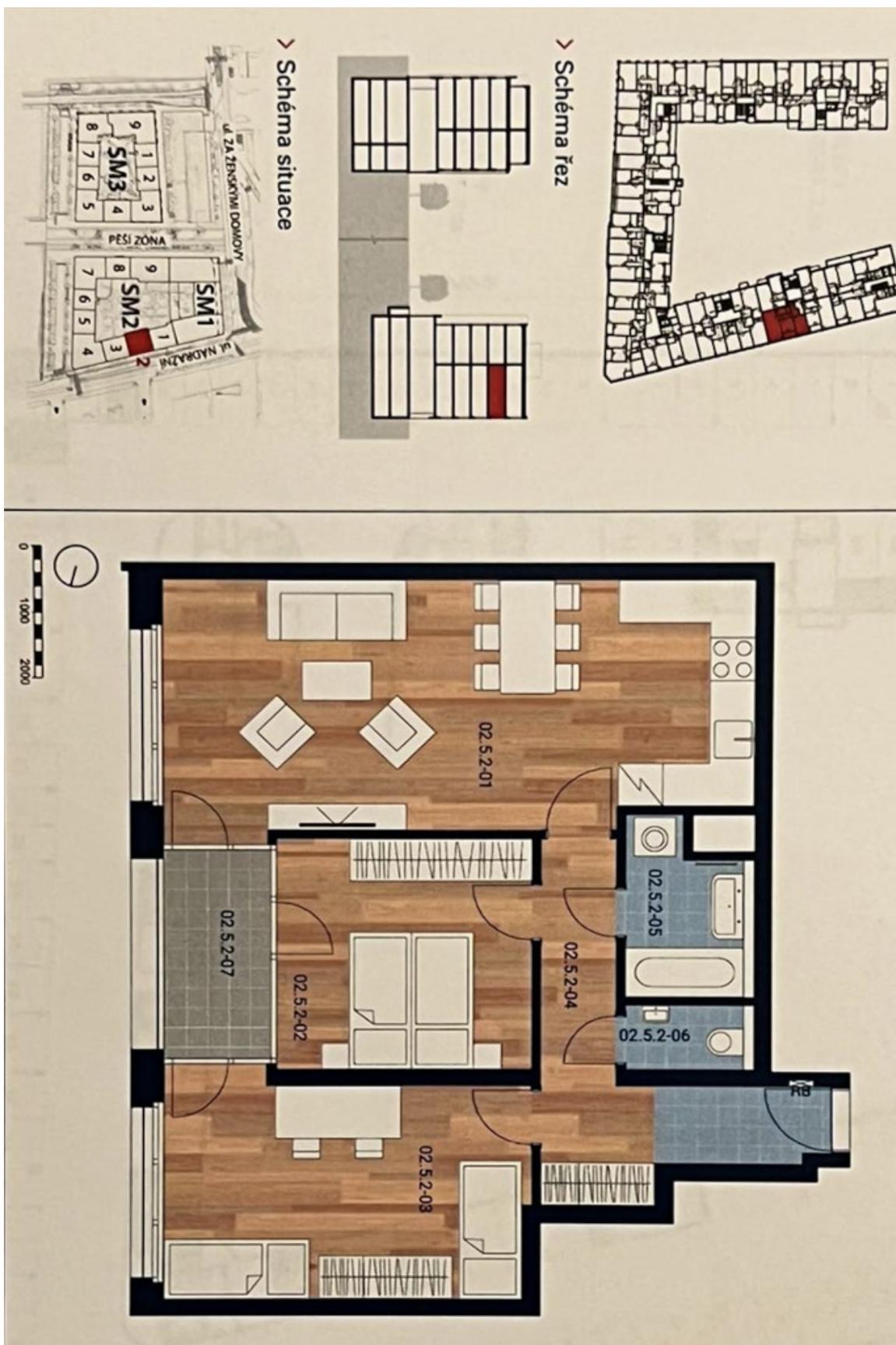
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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č.m.	místnost	m <sup>2</sup>
02.5.2-01	Obývací Pokoj+ KK	31,9
02.5.2-02	Pokoj	13,1
02.5.2-03	Pokoj	17,6
02.5.2-04	Chodba	10,4
02.5.2-05	Koupelna	4,3
02.5.2-06	WC	1,8
CELKOVÁ UŽITNÁ PLOCHA		79,2
PODLAHOVÁ PLOCHA		83,5
02.5.2-07	Lodžie	5,2