



## Apartment One-bedroom (2+1)

69 m<sup>2</sup>, Prague 5, Smíchov, Zapova

**Sold**





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Total area	69 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 430 CZK monthly
PENB	G
Reference number	42407

This apartment with nice views and original craftsmanship is part of a renovated Art Nouveau villa from 1910 with a garden. In an attractive location in the traditional residential area of Na Hřebenkách on the border of Prague 5 and 6 near Petřinské Sady Park.

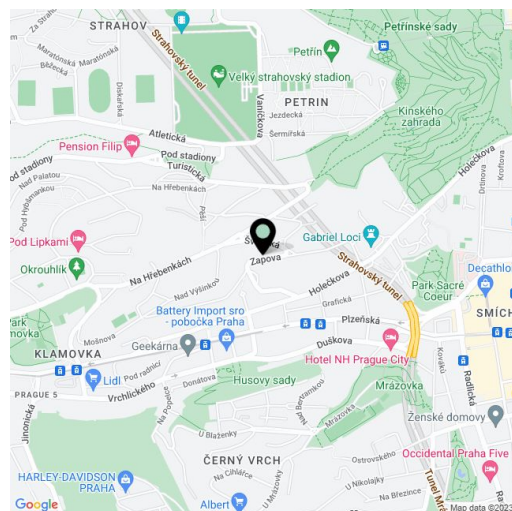
The layout of the 1st floor apartment consists of a kitchen, 2 rooms, a bathroom (with a bathtub), a separate toilet, a utility room (with a connection for a washing machine), and a large entrance hall.

The house with only 11 residential units was completely reconstructed and renovated in 2014–2015. **Wooden windows** are exact replicas of the original, in addition, they have **insulated and soundproof glass**. **Brass handles** are original refurbished. **Parquet floors**. Risers, electrical wiring, and high-speed Internet connections as well as common TV antennas or an electronic intercom are new. The kitchen is fully equipped, and there is a built-in wardrobe in the hallway. Heating is by an electric boiler with low consumption, hot water is provided by a boiler. Residents can enjoy the sitting area in the **common garden**.

The district with many architecturally significant buildings is located near the Smíchov pedestrian zone on **Anděl**. Transport connections are provided by a bus line that ends at the Karlovo náměstí metro station, and so the city center can be reached from the house in less than 10 minutes. There is a grocery store, a kindergarten, and an elementary school in the immediate vicinity, and the **French Lyceum** is also nearby. The location boasts a large amount of **greenery**, not only in private gardens but also in the neighboring **Petřín Gardens** or the nearby **Ladronka** or **Sacré Coeur** parks.

Interior 68.8 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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