svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

38.8 m², Prague 5, Smíchov, Na Císařské louce

€ 335 703 | CZK 8 500 000











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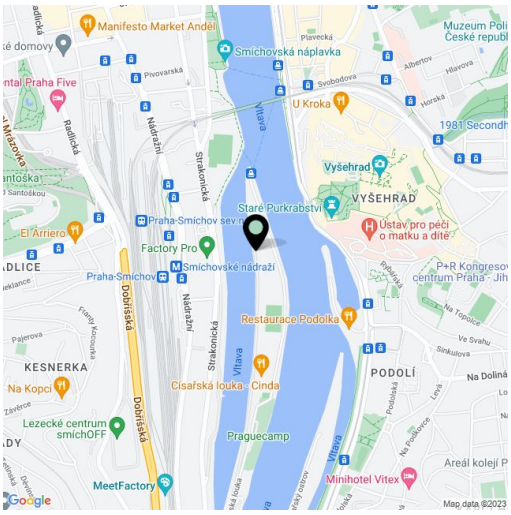
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Total area	67 m²
Floor area*	39 m²
Terrace	28 m²
Parking	-
Cellar	-
PENB	G
Reference number	42610



* 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.

This modern equipped houseboat moored by the island of Císařská Louka in Prague 5 offers romantic permanent or weekend housing.

The layout consists of a living room with a kitchen and the possibility of fully opening it to connect to the **deck**, a bedroom, and a bathroom. An outdoor staircase leads to the **roof terrace.**

The houseboat was completed in 2018 and is connected to the water supply and electricity. Facilities include wooden triple-glazed Euro-windows with **exterior window blinds**, floating laminate floors, **a recuperation unit,** electric boiler water heating, infrared panel heating, an equipped kitchen, built-in furniture, and an electric **awning.**

The berth on Císařská Louka allows **access by car** to the houseboat. Within walking distance is a **golf course** and other **sports grounds.** Easy **connection to the city center** thanks to the ferry that stops at the Výtoň tram stop. It is also possible to use the ferry to get to the Smíchov side, from where it is close to the Anděl pedestrian zone.

Interior 38.6 m² and terrace 28 m².

The subject of the transfer is a 100% share in the company, and part of the transfer is a lease agreement for the berth.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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