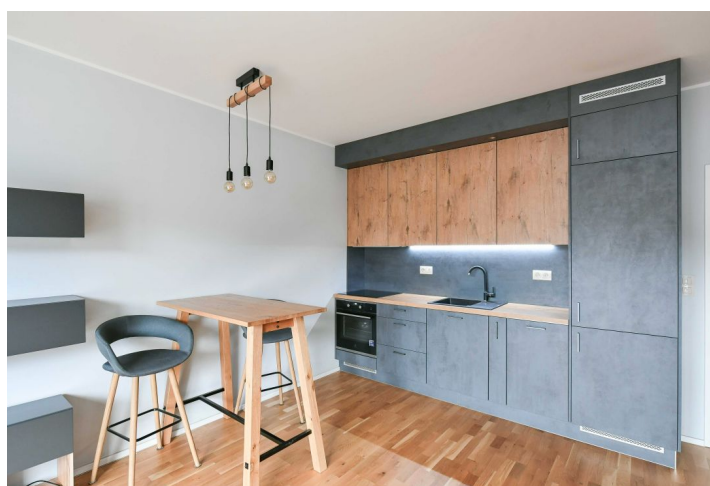
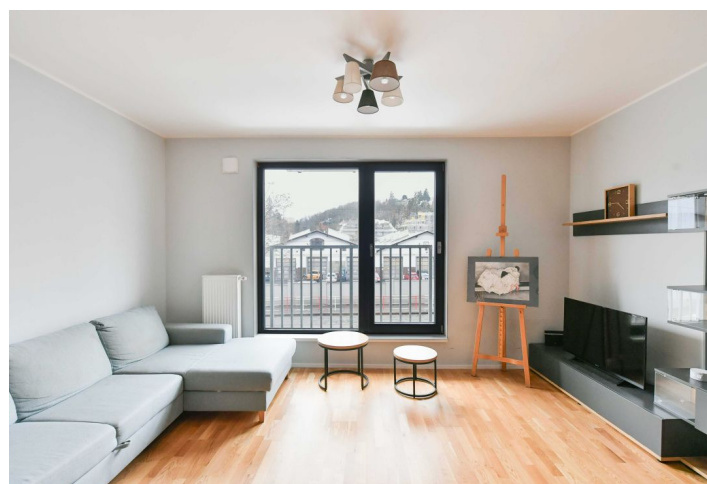
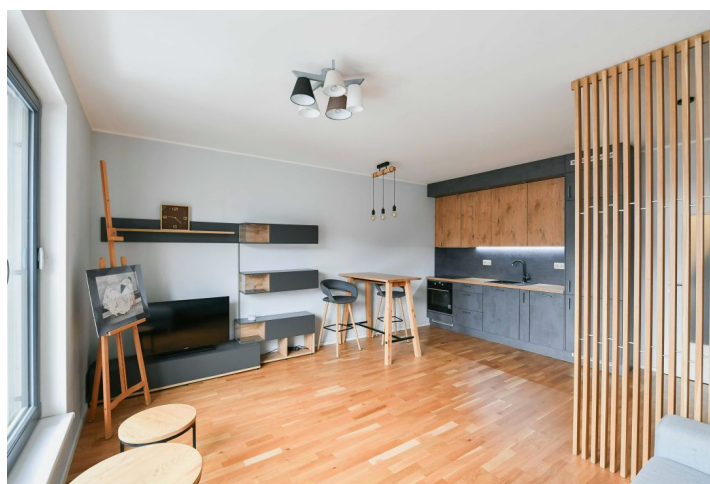




## Apartment Studio (1+kk)

36.1 m², Prague 5, Smíchov, Plzeňská

€ 243 556 | CZK 6 000 000





# Apartment Studio (1+kk)

36.1 m², Prague 5, Smíchov, Plzeňská

€ 243 556 | CZK 6 000 000

Total area	36 m²
Parking	-
Cellar	1 m²
PENB	Not required
Reference number	107612

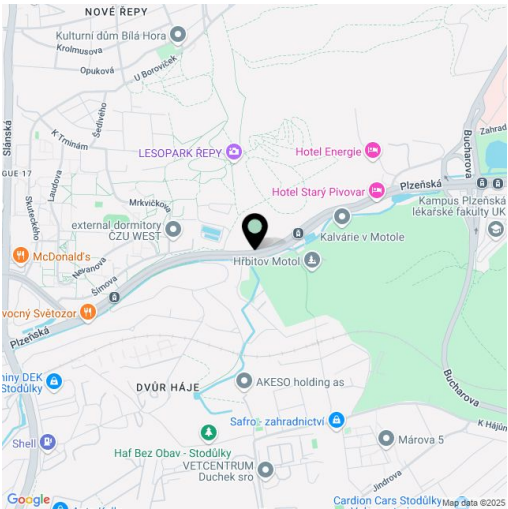
This south-facing apartment with a tasteful modern interior is located on the 1st floor of a residential building situated on Plzeňská Street, right next to the Klamovka Garden, which has direct rear access from the building. This unit is an ideal investment opportunity or a perfect starter home.

The apartment's layout consists of a living area with a kitchen, dining, and relaxation corner, an entry hall, and a bathroom with a shower, sink, toilet, and connection for a washing machine.

The energy-efficient building was completed in 2020. The large-format window features **aluminum frames** and **triple glazing**, the kitchen is fully equipped, and the entry hall has a built-in wardrobe, with additional **custom-made furniture** in the main room. The entire apartment has wooden floating floors. **A cellar** belongs to the apartment. The building has **an elevator**, with the main entrance from Plzeňská Street and a rear entrance leading **directly to the park**.

The location offers excellent access to the **city center**, with a tram stop just a short walk away. The Smíchov pedestrian zone and **Anděl** metro station are a 5-minute walk. Nearby, you will find restaurants and grocery stores, including a supermarket.

Floor area: 36.1 m², storage unit: 1.1 m².



\* 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.