



Apartment One-bedroom (2+1)

105 m², Prague 5, Smíchov, Křížová

€ 448 339 | CZK 11 000 000





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Total area	114 m²
Floor area*	105 m²
Terrace	9 m²
Parking	-
Cellar	-
PENB	E
Reference number	109000

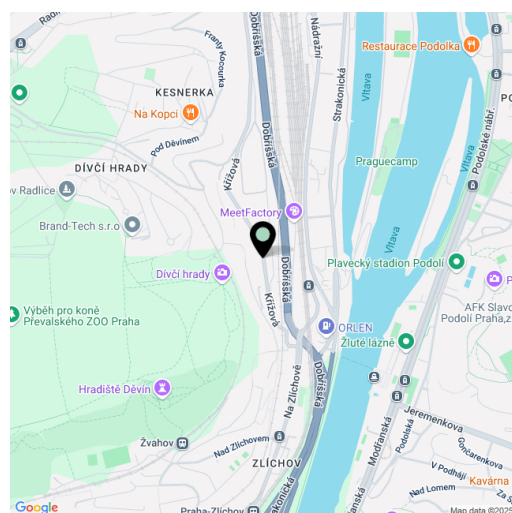
This spacious one-bedroom apartment with a terrace, located on the top 4th floor of a residential building with an elevator, was created as an attic conversion in 2006. It is situated in a quiet, peripheral part of Smíchov, just a few minutes' walk from the entrance to Prokop Valley and a tram stop with fast connections to the Anděl metro station.

The apartment's area consists of a living room with a preparation for a kitchen and access to an east-facing **terrace**, two bedrooms overlooking the inner courtyard, a bathroom, and a hallway. An internal spiral staircase leads up to a gallery.

During the partial renovation, a new bathroom was built, equipped with a shower, **bathtub**, sink, and toilet. The apartment features original skylights and wooden floors, with heating provided by an individual gas boiler. The building has an **elevator** that stops at the mezzanine level.

This quiet and well-accessible part of **Smíchov** is only a few minutes by car or public transport from the bustling Anděl area and the Nový Smíchov shopping center. The nearby **Prokop Valley** and the Ctírad - Dívčí hrady Nature Reserve attract families with children for walks, bike rides, and trips with views of the Vltava River and the city panorama. Car travel is made easier by a nearby entrance to the **tunnel complex** and the City Ring Road.

Floor area 105 m², terrace 9 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.



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Křížová

Byt 2+1

4. NP

- 1 Předsíň
- 2 Kuchyně
- 3 Obývací pokoj
- 4 Koupelna
- 5 Ložnice
- 6 Ložnice
- 7 Terasa

