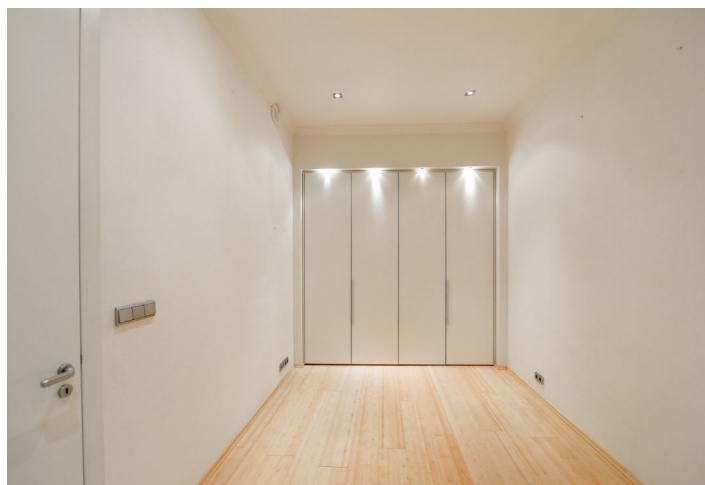




## Apartment Two-bedroom (3+kk)

Sold

95 m², Prague 5, Smíchov, Kroftova



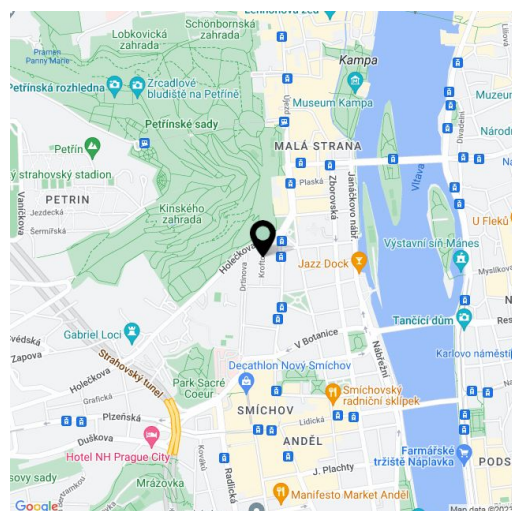


## Apartment Two-bedroom (3+kk)

**Sold**

95 m², Prague 5, Smíchov, Kroftova

|                  |       |
|------------------|-------|
| Total area       | 95 m² |
| Parking          | -     |
| Cellar           | Yes   |
| PENB             | E     |
| Reference number | 43084 |



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

This classic 1st floor apartment is part of a cozy apartment building located on a quiet street in a traditional residential area between the Janáček embankment and Kinského Garden, a few minutes' walk from the Anděl shopping and entertainment center.

The layout provides a very spacious living room with an adjoining kitchen, a bedroom, a walk-through 12 sq. m. study (currently used as a bedroom), a bathroom (with a bathtub, two sinks, and a toilet), and an entrance hall.

The historic building with only 6 units is nicely renovated and continuously maintained; the **elevator** goes to the mezzanine floors. The unit was renovated in 2005. Windows are **casement**, and facilities include built-in wardrobes, built-in lights, a **security system**, or an intercom. Heating is by a gas boiler. The apartment includes a **storage/utility room** of 10 sq. m., which is located on the same floor. **Parking** can be arranged in the garages on the neighboring street.

Convenient location in Smíchov, on a one-way side street right next to the **Kinský Garden** and near the **Janáček embankment**. Within walking distance are the **Dětský** and **Strělecký islands** with **plenty of greenery**. The **Švandovo** and **National theaters** are also nearby. In close proximity are prestigious schools, including the **French Lyceum** or a high school, as well as the Anděl shopping and entertainment center. The city center can be reached by tram from a nearby stop, or on foot, by bike, or by scooter.

Floor area 94.89 m² (incl. a storage room).



# Apartment Two-bedroom (3+kk)

95 m², Prague 5, Smíchov, Kroftova

Sold

Kroftova

Byt 3+kk

2. NP

|                             |                    |          |
|-----------------------------|--------------------|----------|
| 1                           | Předsíň            | 4,64 m²  |
| 2                           | Koupelna + WC      | 7,83 m²  |
| 3                           | Ložnice/Pracovna   | 12,48 m² |
| 4                           | Ložnice            | 16,53 m² |
| 5                           | Obývací pokoj + kk | 39,95 m² |
| Vestavěné skříně            |                    | 3,08 m²  |
| Technická místnost mimo byt |                    | 10,38 m² |
| Celková podlahová plocha    |                    | 94,89 m² |

