



80 m<sup>2</sup> Zapova, Praha 5 - Smíchov Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5770</b>	Price	<b>Sold</b>
Address	<b>Zapova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>80 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>80 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>No</b>	Parking	<b>Yes</b>

## About real estate

We offer for sale a beautiful and unfurnished 3+kt duplex with a total area of 80.7 sqm in the residential area of Na Hřebenkách, Prague 5 – Smíchov. The apartment is located on the last 3rd floor of a historic Art Nouveau house, which was built in 1910 according to the design of the important architect of old Prague 5 Alois Korda.

The layout includes an entrance hall, living room with a modern kitchenette, two bedrooms, bathroom with a shower, and a toilet. One of the bedrooms, which is located on the second floor of the apartment, is accessible by designed levitating staircase. The contrasts of the original roof beams with the modern and design concept of the apartment intertwine here. The whole apartment was designed by an architect with an emphasis on quality. Cast floor from a walkable trowel, security door, own boiler, underfloor heating in the bathroom. The windows are located on the N, S and W cardinal points. There is also a shared and well-kept garden. The apartment is currently rented to a stable tenant for a current market rental price.

The Na Hřebenkách residential area is located on the southern slope of the Strahov hill and is part of Smíchov. Historically, this part of the city was known as an exclusive location, as evidenced by the predominant architecturally and historically extremely valuable residential development. Most of the historic buildings have undergone costly renovations, offering a high standard of living with a unique atmosphere. Despite the proximity to the city center, it is a quiet residential area with a significant amount of greenery.

The location within the city is ideal from the point of view of transport accessibility and civic amenities. The city center itself is only a few minutes away from the house, not only by car or public transport, but also on foot. There is a nearby Strahov tunnel, which connects the main city routes and junctions. There is a bus stop 176 in the immediate vicinity, which offers direct connections to the Karlovo náměstí metro, bus and tram stops within 10 minutes. Anděl Metro Station is reachable on foot or from a nearby tram stop. Civic amenities are at a very high level. There are kindergartens and primary schools in the area. The nearby five-star shopping and entertainment center Nový Smíchov provides plenty of opportunities for shopping and leisure. Cultural activities offer countless facilities in the nearby city center. The Kinský Garden, Petřín, Klamovka, and Ladronka parks can also be used for relaxation.