



110 m² Jindřicha Plachty, Praha 5 - Smíchov Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Zdeněk Jemelík

SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz

+420 720 310 300

Order number	N5608	Price	Sold
Address	Jindřicha Plachty, Praha 5 - Smíchov	Type	Apartments
Disposition	4 + kitchen	Usable area	110 m²
Offer status	Sold	Floor area	110 m²
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	Yes	Parking	Yes
Cellar	Yes		

About real estate

We offer for sale two investment apartments 2+1 and 1+1 with a total area of 110 sqm in the sought-after locality of Prague 5 - Smíchov, close to metro B - Anděl and Hořejší nábřeží. The apartments have been completely renovated, are located on the elevated 2nd floor and are currently rented at market rents.

The bright apartment 2+1 with a usable area of 70 sqm includes an entrance hall, spacious living room, bedroom, fully equipped kitchen with all appliances (hob, hood, oven, dishwasher, refrigerator with freezer), bathroom with corner bath and separate toilet. Wooden floors, renovated windows, security doors, in the living room the original historical elements are preserved on the ceilings.

The apartment 1+1 with a usable area of 40 sqm includes an entrance hall, bedroom, kitchen (electric hob, hood, oven, refrigerator with freezer, washing machine), bathroom with shower and separate toilet.

The layouts are currently adapted for two separate housing units with separate entrances, so it is possible to connect the premises in order to create a larger living space, or preserve the existing layout (smaller apartment 1+1 with an area of 40 sqm and larger apartment 2+1 with an area of 70 sqm), which will create a variant of independent living together with a possible investment in the form of renting one of the units.

Excellent location with all civic amenities and excellent transport links. In the immediate vicinity of the metro station B-Anděl, shopping center Nový Smíchov, many cafes, restaurants and services. Possibility of sports and cultural activities.