



🏠 100 m<sup>2</sup> 📄 Zapova, 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	<b>N5873</b>	Price	<b>Sold</b>
Address	<b>Zapova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchen</b>	Usable area	<b>100 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>90 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Terrace	<b>10 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We offer for sale a beautiful duplex apartment 3+1 with a living area of 90 sqm with a private terrace (10 sqm) in the residential area Na Hřebenkách, Prague 5 - Smichov. The apartment is situated on the 1st floor of a historic Art Nouveau house, which was built in 1910 according to the design of the prominent architect Alois Korda and has undergone a complete reconstruction.

The layout includes a spacious entrance hall, two bedrooms, living room, bathroom with bathtub, kitchen with dining room, pantry and separate toilet. One of the bedrooms (20 m<sup>2</sup>), located on the second floor of the apartment, is accessible by a wooden staircase. The kitchen is fully equipped with all appliances (hob, hot-air oven, extractor hood, dishwasher). From the hallway there is access to the spacious terrace and the common garden.

The Na Hřebenkách residential area is situated on the southern slope of Strahov hill and is part of Smichov. Historically, this part of the city has been one of the most sought-after and exclusive locations, as evidenced by the prevailing architecturally and historically extremely valuable villa buildings. Most of the historic buildings have undergone costly renovations and offer a high standard of living with a unique atmosphere. Despite its proximity to the city centre, it is a quiet residential area with a significant proportion of green space.

The location within the city is ideal in terms of transport accessibility and amenities. The city centre itself is only a few minutes away from the house, not only by car or public transport, but also on foot. For car traffic, the nearby Strahov tunnel is key, which connects to the main city routes and slip roads. In close proximity there is a bus stop of the 176 bus line, which offers a direct connection to the Karlovo náměstí metro station within 10 minutes. Anděl metro station is accessible on foot or from the nearby tram stop. The civic amenities are of a very high standard. There are kindergartens and primary schools in the vicinity. The nearby five-star shopping and entertainment centre Nový Smíchov provides plenty of shopping and leisure opportunities. Cultural activities are offered by countless facilities in the nearby city centre. For relaxation and recreation, you can also use, among others, Kinský Garden, Petřín or Klamovka and Ladronka parks.