



🏠 52 m<sup>2</sup> 📄 Zapova, Praha 5 - Smíchov 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5879</b>	Price	<b>Sold</b>
Address	<b>Zapova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>52 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>52 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>No</b>	Lift	<b>No</b>

## About real estate

We offer for sale apartment 3+kt with a total area of 52 sqm in the residential area Na Hřebenkách, Prague 5 - Smichov. The apartment is intended for reconstruction and 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. The whole house has undergone a complete and costly renovation. The unit is in its original condition and offers the possibility of customization. The photos in the gallery show the possible future state of the apartment after renovation.

The layout includes an entrance hall, bedroom, living room, kitchen itself and bathroom with toilet. The apartment is beautifully lit, south facing, overlooking the garden of the house. The large garden is for the use of the residents of the house.

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 was one of the most sought-after and exclusive locations, which is 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.