



Apartment 2 Bed

Praha 5 - Smíchov, Grafická

| PRICE | PROPERTY | CODE | FLOOR | AREA | TERRACE | PARKING |
|----------|----------|----------|-------|----------------------|-------------------|---------|
| Reserved | ID 848 | H.002.02 | 1/8 | 113,7 m ² | 37 m ² | 1 |



Airy loft apartment with an atypical layout consisting of a spacious living room with high ceilings, an open gallery and one bedroom in Prague 5 - Smíchov. The modern duplex in the heart of the fifth part of Prague combines an attractive address and above-standard quality with a touch of industrialism. Housing in line with current trends in world capitals.

The apartment is located on the ground floor of a unique fully renovated complex standing on the site of a major First Republic printing factory. The interior of the lower floor of the duplex consists of a generous living room with preparation for the installation of a kitchenette and access to the terrace, hall, separate toilet and staircase. The upper floor consists of an open gallery, a bedroom with a second north-facing terrace and a bathroom with bathtub and toilet.

Standards include oak floors, large-format wooden windows, rebate-free doors, modern bathrooms with large-format tiles, elegant LED lighting elements, use of smart technologies, LCD home control, air conditioning, air recuperation, security camera system and window blinds. The apartment complex has a unique roof garden, wellness, laundry, enclosed courtyard and non-stop reception with security. Basement space and garage parking are available at an additional cost.

Smíchov is a modern district full of parks, shops and restaurants. Living in this location means living in the very center of the city, yet in a place that has its own distinctive character. Full civic amenities include schools, kindergartens, medical facilities, shopping centers, countless restaurants, clubs, cinemas, theaters, as well as green parks and sports fields. Easily accessible public transport in the form of tram and bus lines and metro station Anděl allows a quick and convenient connection to the center and other parts of the city.

The apartment is finished and ready to move.

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