



7,999,000 CZK

including agency fee and legal service

Apartment with balcony for sale: Churáňovská , Praha 5 - Smíchov
Churáňovská, Praha 5

registration number	009057	property type	flat
type of contract	sale	disposition	3+kk
area	62.2 sqm	floor	4th floor
balcony	yes	terrace	no
parking	at the house	PENB energy label	C

Sale of beautiful two bedroom apartment with a balcony, storage room and cellar, after total reconstruction (2019) in personal ownership on the 4th floor of a six-story building (mixed construction: panel - brick). The apartment is barrier-free (no steps), bright, quiet located in a villa part above Smíchov Hřebenka. The apartment of 62,20 sqm (+ cellar 3 sqm + balcony 5 sqm on top) consists of an entrance hall, a storage room, two bedrooms, a bathroom with a bathtub, a sink and a toilet, a living room with a panoramic view of Prague, partially connected to the kitchen, which has a large window to the west. The apartment is oriented to the south, the kitchen to the west and offers beautiful open views. One of the bedrooms has air conditioning. New electrical installation, water lines, parquet floors, tiles, gas stove. Storage cellar of 3 sqm on the ground floor. The house has been completely renovated, insulated, new windows, new elevator, common electrical installation, central heating (the house has its own gas boiler), trouble-free parking right next to the house. It is located in a quiet residential villas area, full of greenery, five minutes on foot to the Ladronka park with a restaurant and bowling center and five minutes by car/bus to the Hvězda nature reserve. In walking distance there is the Skalka nature reserve, 8 min. metro Anděl by bus 191, 4 min by bus tram station 9,10, 15, 16 at Klamovka, two bus stops from Petřínské sady park. Civic amenities are provided by the nearby shopping center Nový Smíchov, Lidl supermarket on Vrchlického street, Kaufland at Vypich, grocery store U Klikovky. Direct bus 191 from the house to Václav Havel Airport. The comfort of living for a family is enhanced by the proximity of nurseries, schools and the range of activities that this part of Prague offers to children and adults. The seller reserves the right to select the buyer based on the criteria chosen by him. The price includes commission and legal

services.