



**Apartment for sale : Prague 5 - Smíchov, Pecháčkova**  
Pecháčkova, Praha 5

registration number	<b>2024-08-08-1</b>	property type	<b>flat</b>
type of contract	<b>sale</b>	disposition	<b>4+kk</b>
area	<b>120 sqm</b>	floor	<b>3rd floor</b>
balcony	<b>yes</b>	terrace	<b>no</b>
PENB energy label	<b>G</b>		

Sale of three bedroom apartment with an area of 120.8 sqm on the 3rd floor of an apartment building in a quiet street in Prague 5 - Smíchov. The apartment offers a hallway, 4 rooms, 1 bathroom, 2 balconies (4.7 sqm) and is sold in a condition before reconstruction and includes a basement storage. There are only two apartments on each floor. The common areas will be completely reconstructed, a new elevator and a new facade will be built - the reconstruction will be completed in early 2026. Two attic apartments will be built on the top floor. The house is located in a nice part of Smíchov by Vltava river, just a few minutes walk from the Nový Smíchov shopping center, the Anděl metro and tram station, restaurants, shops, farmers' market on Náplavka embankment. Petřínské sady, Kampa park, Children's Island with many playgrounds, and the Erpet sports center are nearby. Price 19,372,000 CZK. For more information, please contact our office.