



**19,700,000 CZK**

**Four bedroom apartment with balcony for sale: Praha 5 - Smíchov, Podbělohorská**  
Podbělohorská, Praha 5

registration number	<b>25153</b>
type of contract	<b>sale</b>
area	<b>126 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>

property type	<b>flat</b>
disposition	<b>5+1</b>
floor	<b>1st floor</b>
terrace	<b>no</b>
PENB energy label	<b>G</b>

We offer for sale an exceptionally spacious four bedroom apartment with a balcony on the 1st floor of a smaller apartment building with an elevator located in a quiet residential area of Prague 5 - Hřebenka, in close proximity to the Klamovka park. The apartment has a total area of 125.88 sqm and also includes a parking space in the underground garage. There is a plot of land with greenery, which is accessible directly from the apartment. The apartment underwent a high-quality renovation in 2022. The layout of the apartment offers an entrance hall, a spacious hallway with built-in wardrobes, a separate kitchen with a modern kitchen unit with a Dekton worktop and all kitchen appliances, 5 rooms, 1 bathroom with a shower and toilet, 1 bathroom with a bathtub, 2 separate toilets and a utility room with a washing machine, dryer and built-in storage. The apartment features built-in furniture, wardrobes in two bedrooms, high-quality vinyl floors. Heating is provided by a gas boiler in the house. The house is located in a quiet residential area of one of the most desirable Prague locations, Smíchov-Hřebenka, which provides a combination of peace, greenery, all civic amenities and excellent transport accessibility. The bus and tram stop is about 2 minutes walk, then about 10 minutes to the Anděl metro station, where the Nový Smíchov shopping center is located. By car, quick connection to the city ring road and the highway network, Václav Havel Airport is approximately 20 minutes away by car. The apartment is ideal for family living, but also as an investment. It offers generous space, privacy, a high standard of equipment and an excellent location near the city center, but also nature. Mortgage financing is possible – we'll be happy to assist you. We recommend a personal viewing, don't hesitate to contact us for more information.