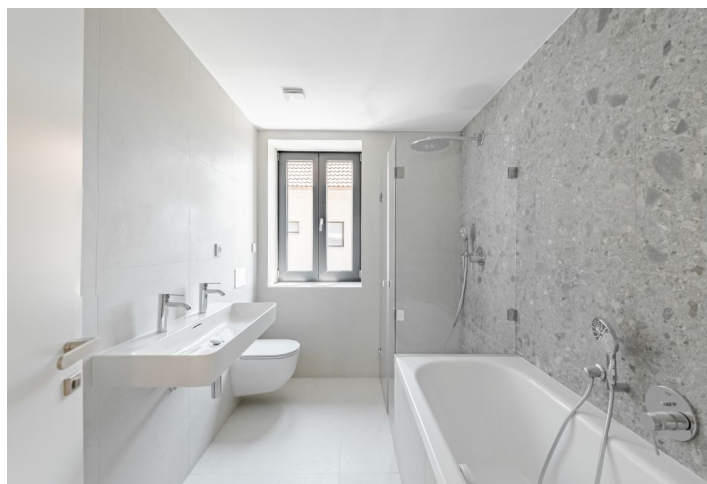


Apartment Three-bedroom (4+kk)

Sold

114 m², Prague 5, Malvazinky



Apartment Three-bedroom (4+kk)

Sold

114 m², Prague 5, Malvazinky

Total area	135 m ²
Floor area*	114 m ²
Terrace	20 m ²
Garden	69 m ²
Parking	800 000 CZK
Cellar	-
PENB	C
Reference number	101699

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This new, spacious family apartment with a terrace and a garden is located in a completely renovated villa from 1925 with only 3 apartments. A pleasantly quiet place right next to a park, in the neighborhood of the Malvazinky residential area and within walking distance of the Radlická metro station.

The practical layout of the apartment on the 1st floor consists of a large living room with a preparation for a kitchen, a master bedroom with a **dressing room and en-suite bathroom**, another 2 bedrooms, a bathroom, a separate toilet, a utility room, and a foyer. It is possible to enter the **garden terrace** from the master bedroom and living room.

Upon reconstruction, the house will meet energy-efficiency **certification requirements**. The interior, which is full of daylight thanks to its large windows, is finished to a **higher standard**, including **wooden floors**, Italgraniti tiles in a **marble decor**, Laufen, Grohe, and Riho sanitary ware, and POL-SKONE rebateless interior doors. A gas boiler provides underfloor heating in the entire apartment. The facilities include a **preparation for air-conditioning, exterior window blinds**, and an alternative heating method (heat pump). Possibility to buy an outdoor parking space on the property.

The villa is part of a residential development located right **next to two large forest parks** and the traditional **Malvazinky** villa district. The neighborhood is being gradually revitalized, and a new district is being created with **landscaped greenery** and a good range of services. There is a supermarket, **sports hall**, fitness center, or **swimming pool** nearby. Transport connections are provided by buses from a stop not far from the house; the ride to the center of Smíchov (Anděl) takes 6 minutes. The Radlická tram stop and metro station are also within walking distance.

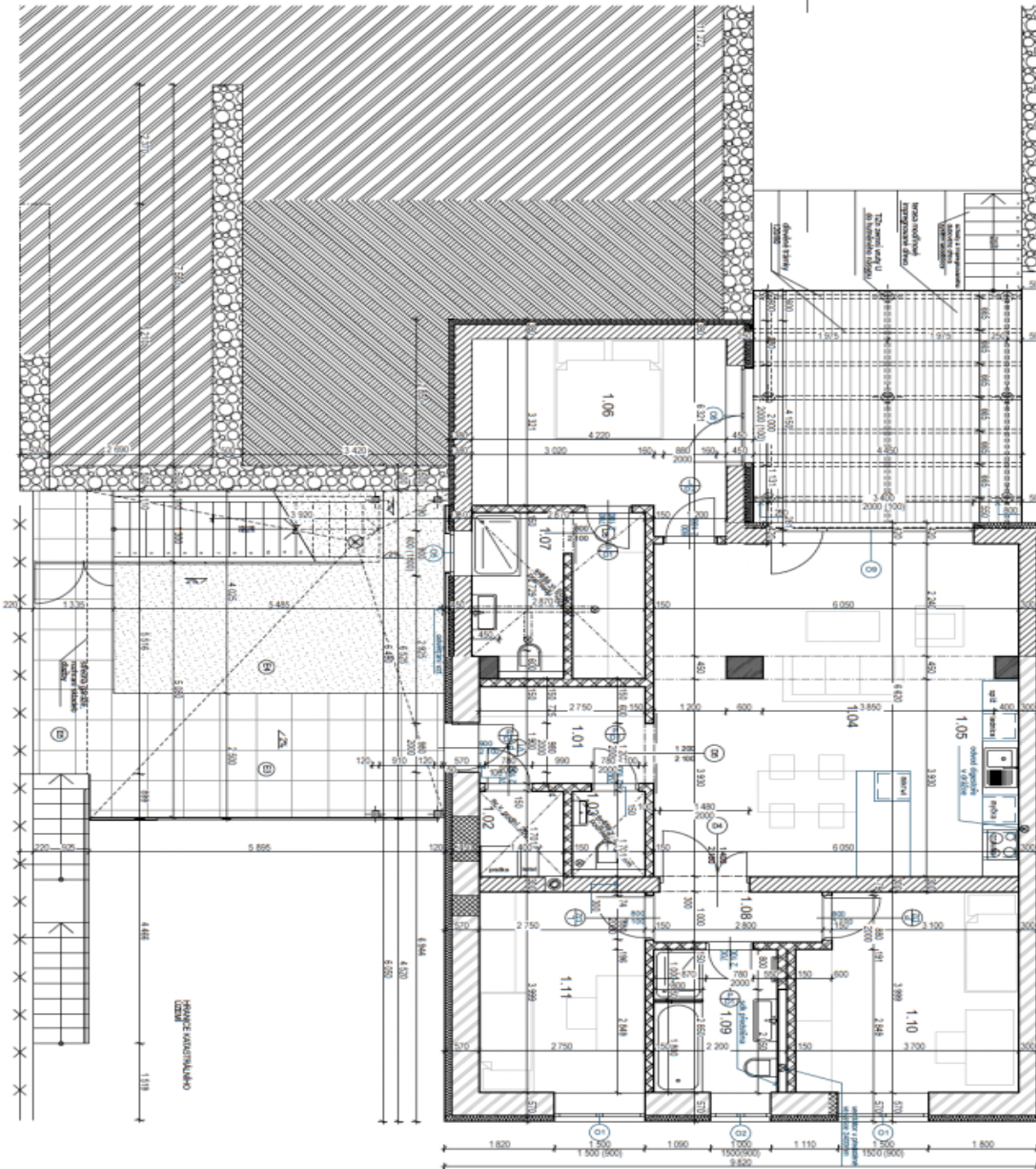
Floor area 114.4 m², terrace 20.2 m², garden 69 m².

Apartment Three-bedroom (4+kk)

114 m², Prague 5, Malvazinky

Sold

PLUDORYS 1 NP



Tabuľka rozlohy 1 NP

Č	Názov miestnosti	Plocha (m ²)	Náležitosť zoznamu
1.01	chodba	5,26	P1
1.02	obývací priestor	23,26	P2
1.03	obývací priestor	11,13	P1
1.04	obývací priestor	8,06	P1
1.05	kuchňa	14,45	P1
1.06	obývací priestor	5,97	P2
1.07	spalňa	12,79	P1
1.08	spalňa	6,27	P2
1.09	spalňa	16,13	P1
1.10	kúpeľňa	7,12	P1
1.11	WC	1,11	P1
	102,38 m²		

LEGENDA MATERIÁLOV

[Symbol]	terazová plocha
[Symbol]	obývací priestor
[Symbol]	kuchňa
[Symbol]	obývací priestor
[Symbol]	obývací priestor
[Symbol]	obývací priestor
[Symbol]	obývací priestor
[Symbol]	obývací priestor
[Symbol]	obývací priestor