

## Apartment Three-bedroom (4+kk)

Sold

142 m², Prague 5, Smíchov, Pecháčkova



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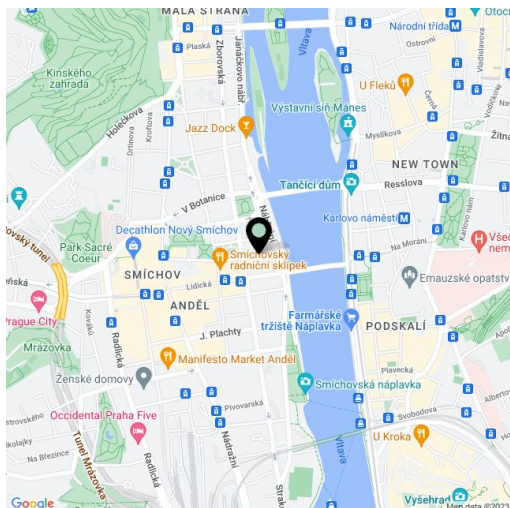
|                  |         |
|------------------|---------|
| Total area       | 168 m²  |
| Floor area*      | 142 m²  |
| Terrace          | 26 m²   |
| Parking          | 890 000 |
| Garage           | Yes     |
| Cellar           | Yes     |
| PENB             | G       |
| Reference number | 18864   |

**Bright new duplex apartment with 2 balconies and terrace, undergoing along with the whole building a complete renovation, in which emphasis will be placed on preserving original features - just a few steps from the Vltava riverbank, Kinského zahrady gardens and the Nový Smíchov shopping center.** Completion date set for October 2015.

This 6th and 7th floors apartment will be completed using high quality materials, with preparation for the kitchen. On the first level, the layout will offer a central hall, 3 bedrooms (two of them with a balcony), 2 bathrooms with bath and toilet, cloakroom and guest toilet. From the hall there will be a staircase leading to the upper floor, which will consist of an open-plan living room with kitchen, dining area and access to a spacious terrace, gallery and a separate toilet. **The purchase price includes a garage parking space and a cellar.**

The location offers all the amenities, tram and metro B within walking distance. Nearby you will find numerous cafes and restaurants, the BestFit Studio Smíchov fitness center, and a park at 14. října square.

The interior of 143.72 m², balconies 1.80 + 1.43 m², terrace 23.49 m².



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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7.NP a 8.NP  
BYT Ć. 13 / 4+KK  
143,72 m<sup>2</sup>

|                     |                   |        |
|---------------------|-------------------|--------|
| 01                  | CHODBA            | 14,62  |
| 02                  | KOUPELNA          | 4,71   |
| 03                  | POKOJ             | 13,98  |
| 04                  | POKOJ             | 17,97  |
| 05                  | WC                | 3,04   |
| 06                  | ŠATNA             | 5,04   |
| 07                  | KOUPELNA          | 7,79   |
| 08                  | POKOJ             | 23,83  |
| 09                  | SCHODIŠTĚ         | 5,49   |
| 10                  | KOMORA            | 4,18   |
| 11                  | CHODBA            | 2,74   |
| 12                  | WC                | 5,99   |
| 13                  | OBÝV. POKOJ+KUCH. | 34,34  |
| CELKOVÁ PLOCHA BYTU |                   | 143,72 |
| 14                  | BALKON            | 1,80   |
| 15                  | TERASA            | 1,43   |
| 16                  | TERASA            | 23,49  |

