

## Apartment Two-bedroom (3+kk)

Sold

124 m², Prague 5, Smíchov, Pecháčkova



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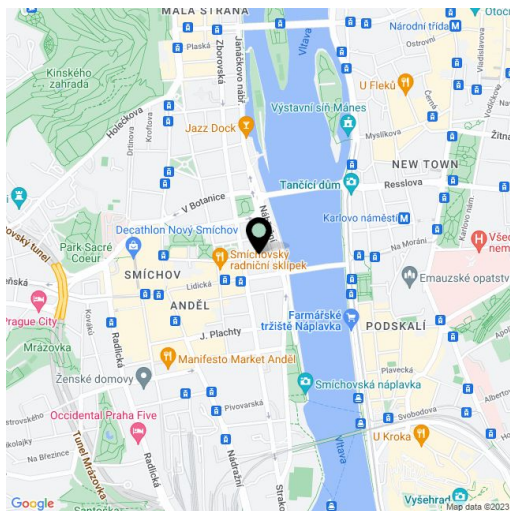
|                  |         |
|------------------|---------|
| Total area       | 125 m²  |
| Floor area*      | 124 m²  |
| Balcony          | 1 m²    |
| Parking          | 788 008 |
| Garage           | Yes     |
| Cellar           | Yes     |
| PENB             | G       |
| Reference number | 18869   |

Bright new apartment with a balcony, 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 3rd floor apartment will be completed using high quality materials, with the preparation for the kitchen. The layout will offer a spacious entrance hall with utility room, bathroom and separate toilet, living room with space for a kitchenette and dining area, which will feature two bay windows facing the street, and 2 bedrooms facing the courtyard, one with en-suite bathroom, one with a balcony. **The purchase price includes a garage parking space and a cellar.**

The location offers all the amenities, tram and metro lines 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 123.80 m², balcony 1.80 m², cellar 3.25 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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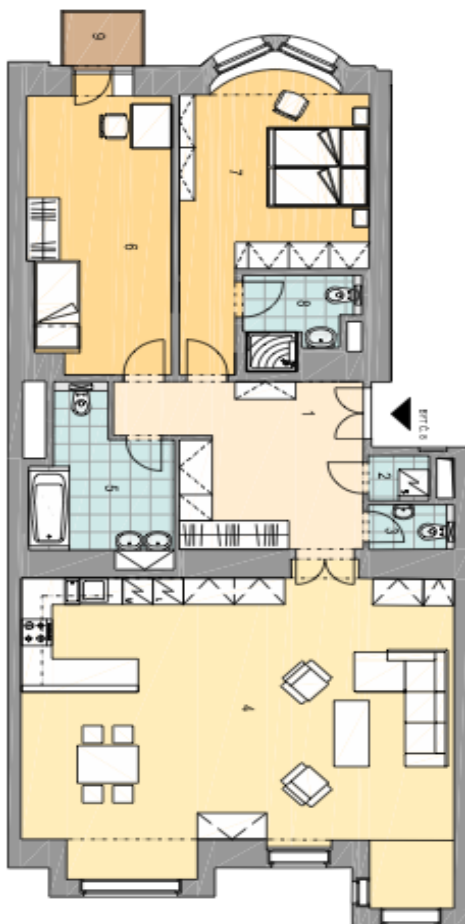
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**4.NP**  
**BYT Č. 8 / 3+KK**  
**123,8 m²**

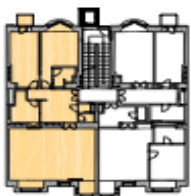
|                     |                   |        |
|---------------------|-------------------|--------|
| 01                  | CHODBA            | 15,30  |
| 02                  | PRÁDELNA          | 1,21   |
| 03                  | WC                | 1,70   |
| 04                  | OBÝV. POKOJ+KUCH. | 56,33  |
| 05                  | KOUPELNA          | 8,59   |
| 06                  | POKOJ             | 17,40  |
| 07                  | POKOJ             | 19,26  |
| 08                  | KOUPELNA          | 4,01   |
| CELKOVÁ PLOCHA BYTU |                   | 123,80 |

### DISPOZICE BYTU



### POLOHA BYTU V DOMĚ

PŮDORYS 4.NP



POHLED ULIČNÍ



POHLED DVORNÍ

