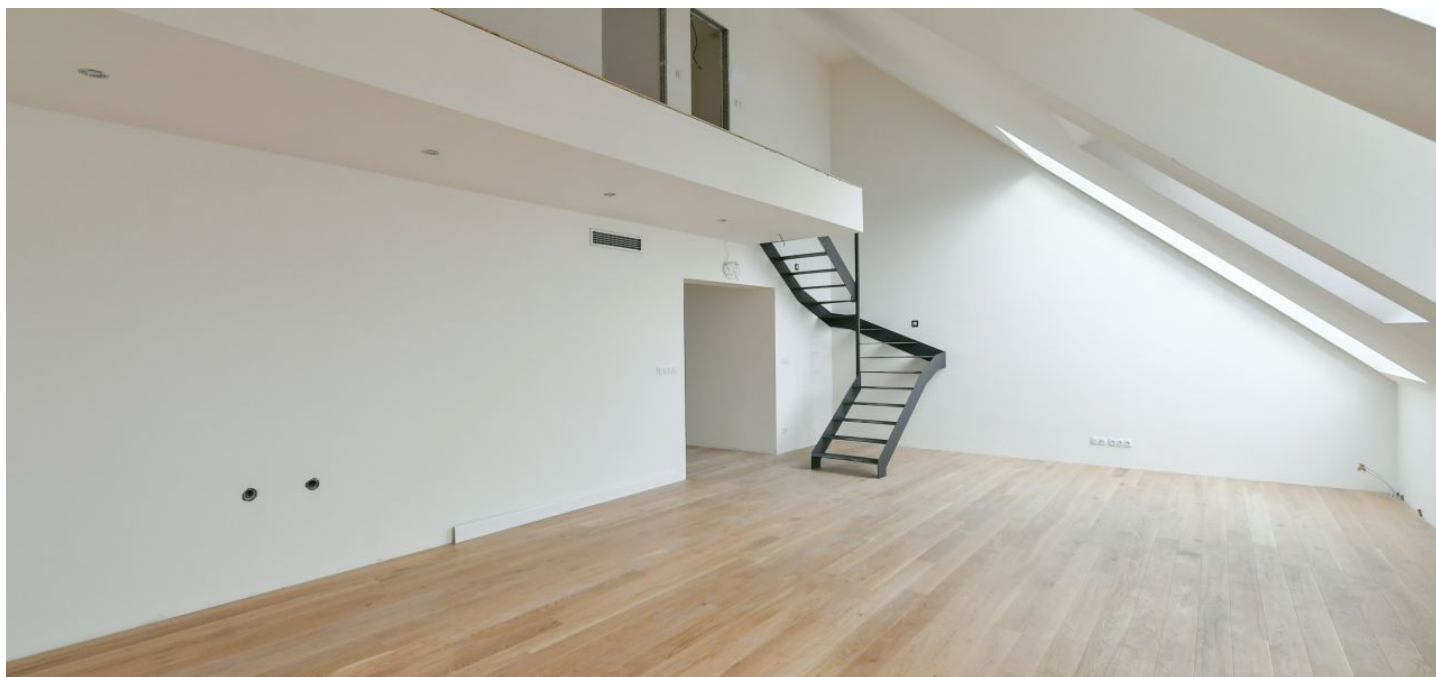


## Apartment Three-bedroom (4+kk)

Sold

143 m<sup>2</sup>, Prague 5, Smíchov, Malátova



## Apartment Three-bedroom (4+kk)

Sold

143 m<sup>2</sup>, Prague 5, Smíchov, Malátova

Total area	146 m <sup>2</sup>
Floor area*	143 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	700 000 CZK
Garage	Yes
Cellar	Yes
PENB	C
Reference number	22086

Just a few steps from the Janáčkovo nábřeží waterfront and Petřinské Sady Garden. A few minutes to the center. Enough privacy for each family member and generous space for get-togethers. A modern design and state-of-the-art technology in a Neo-Baroque setting.

The layout of this apartment on the 4th floor features a lower level with an almost **50-meter living room** with kitchen and dining room, master bedroom with en-suite bathroom and views of the courtyard, an entrance hall, and separate toilet with a preparation for washing machine and dryer in the hallway. On the 5th upper lever there are 2 bedrooms, 2 bathrooms, and a **loggia that overlooks the courtyard with views of one of the Strahov hillsides.**

The apartment is offered in a finished state without a kitchen, according to the developer's standard. Facilities include wooden floors, ceramic tiles, bathroom fixtures, underfloor heating, replicas of the original casement windows. There is also a **preparation for air-conditioning**. Cellars in the common areas of the building. It is possible to purchase a **parking space in an automated parking system.**

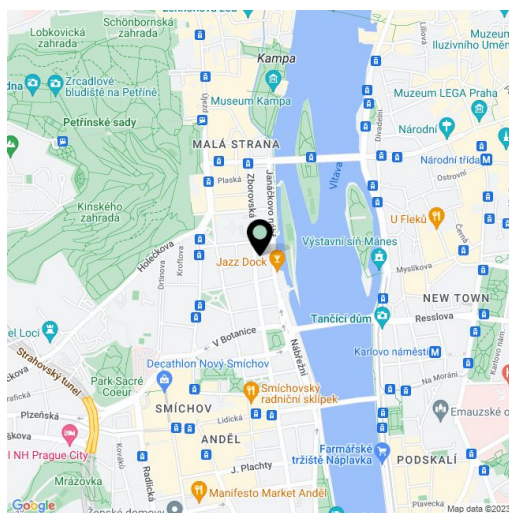
A traditional residential location with great transport accessibility: the building is located close to the **Malostranska (line A) and Anděl (line B) metro stations and tram stops**. The neighborhood is characterized by a large selection of services and offers rich social and sports activities. Excellent accessibility by car (connection to the Prague Ring Road).

Interior of 143.15m<sup>2</sup>, loggia 3.18 m<sup>2</sup>, cellar.

For more information, please visit the website of the project:

[www.malatova7.cz](http://www.malatova7.cz).

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.

# Apartment Three-bedroom (4+kk)

**Sold**

143 m<sup>2</sup>, Prague 5, Smíchov, Malátova



TABULKA MÍSTNOSTI		S (m <sup>2</sup> )
ROOM LEGEND:		
C.M. MÍSTNOST		square meter
BYT / FLAT 5.3	143,15 m <sup>2</sup>	
5.301 ZÁVĚRŮ / ENTRANCE		12,28
5.302 WC / TOILET		3,48
5.303 LOŽNICE / BEDROOM		18,89
5.304 KOUPELNA / BATHROOM		7,06
5.305 OBYVACÍ POKOJ + KK / LIVING ROOM + STITCHEN		47,87

# Apartment Three-bedroom (4+kk)

**Sold**

143 m<sup>2</sup>, Prague 5, Smíchov, Malátova



BYT / PLOŠT' S.Š.	143,15 m <sup>2</sup>	6000 Kč/m <sup>2</sup>
6.311 SCHODIŠTE / STAIRCASE	2,85	
6.312 GALERIE / GALLERY	8,57	
6.313 LOŽNICE / BEDROOM	18,89	
6.314 KOUPELNA / BATHROOM	5,20	
6.315 WC / TOILET	1,26	
6.316 LOŽNICE / BEDROOM	11,55	
6.317 KOUPELNA / BATHROOM	3,09	
6.318 LOŽNICE / LODGIA	3,18	