



Apartment Three-bedroom (4+kk)

Sold

114 m², Prague 5, Malvazinky





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Total area	135 m ²
Floor area*	114 m ²
Terrace	20 m ²
Garden	69 m ²
Parking	An outdoor parking space
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.



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