



Apartment Four-bedroom (5+kk)

Sold

149 m², Prague 5, Malvazinky, Na Farkáně III





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Total area	208 m ²
Floor area*	149 m ²
Balcony	12 m ²
Terrace	48 m ²
Garden	135 m ²
Parking	Possibility to purchase the garage space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	101700

This unique, completely new duplex family apartment with a garden, two terraces, a balcony, and the option to purchase a garage space is located on the 2nd and 3rd floor of a completely renovated villa from 1925 with only 3 apartment units. The house stands in a quiet place right next to a park in the vicinity of the traditional villa district of Malvazinky.

On the entrance level is a large living room with access to a **private garden terrace**, an adjoining kitchen with a dining area and **balcony**, 2 bedrooms, a bathroom (with a bathtub, shower, and toilet), a separate toilet, a utility room, a corridor, and a foyer. In the attic are 2 bedrooms, a bathroom, a **dressing room**, and a **large terrace**.

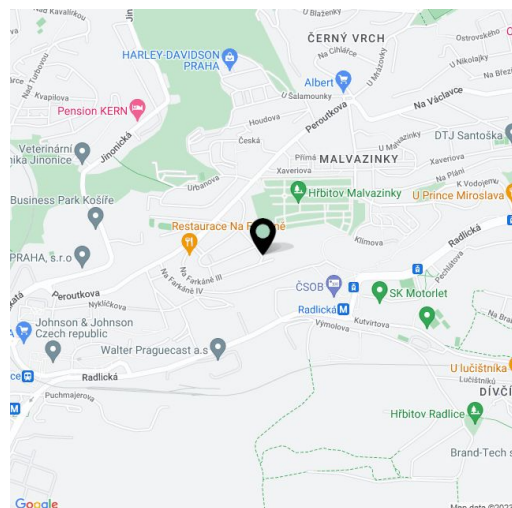
The renovated house meets **energy-efficiency certification requirements**. The interior is finished to a **higher standard**, including **wooden floors**, large-format windows, **Italgraniti tiles in a marble decor**, Laufen, Grohe, and Riho sanitary ware, **POL-SKONE** interior rebated doors. A gas boiler provides **underfloor heating** in the entire apartment. It is possible to purchase a **garage space**. The facilities include a preparation for air-conditioning, window blinds, and an alternative heating method (heat pump).

The villa is part of a residential development located right next to the **Na Farkáně forest park** and the new **Waltrovka Park** and next to the **Košíře-Motol nature park**. The neighborhood facing Radlická Street is being gradually revitalized, and a new neighborhood is being created here with landscaped greenery and a good range of services. A supermarket, **sports hall**, fitness studio, or **swimming pool** is 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 metro station and tram stop are also within walking distance.

Floor area 149.2 m², garden 135 m², terraces 26.5 m² + 21 m², balcony 11.5 m².

The visualizations are illustrative only.

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

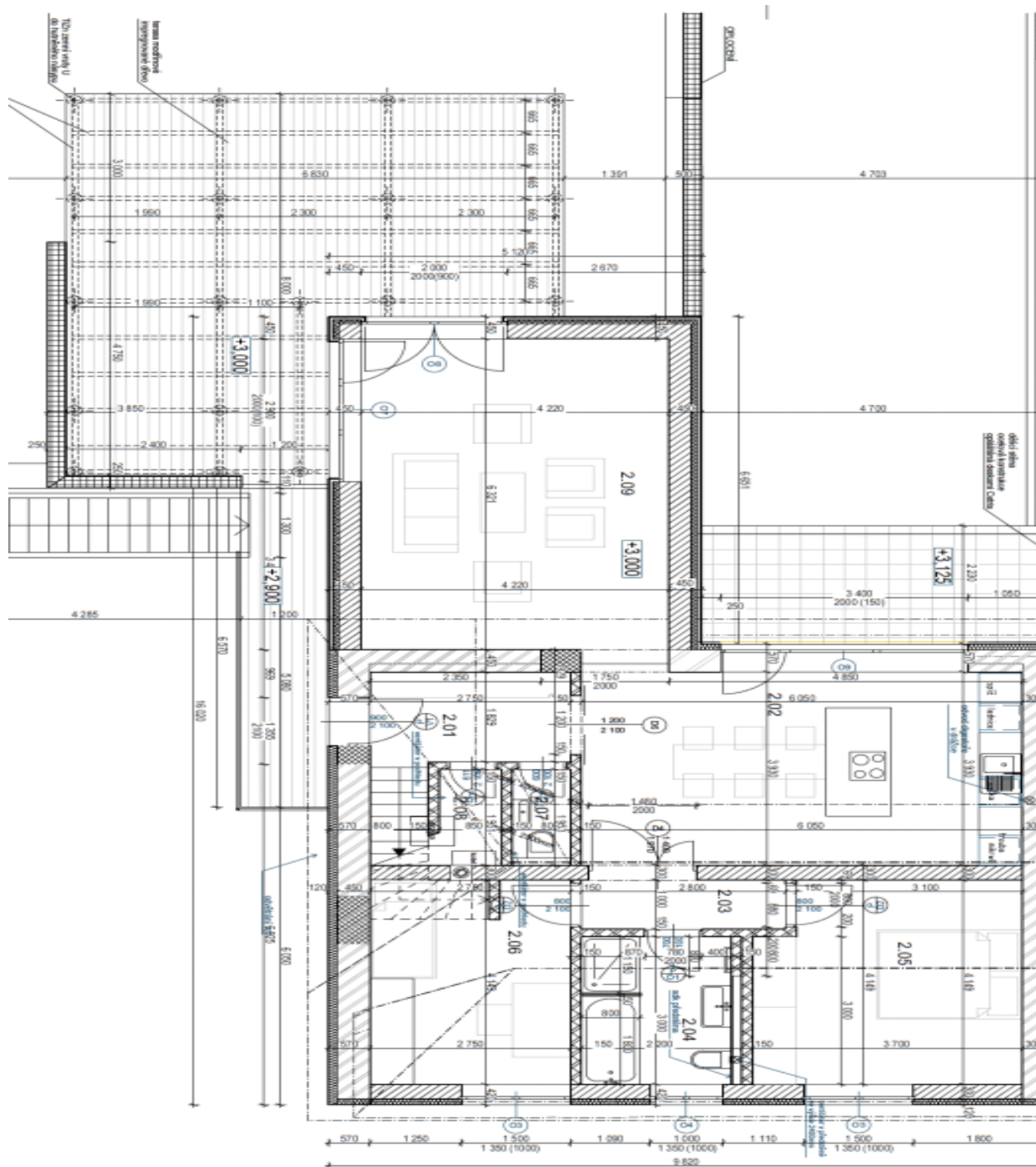




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PŮDORYS 2.NP

Vlastní podlaží 2.NP			
Č.	Název místnosti	Plocha m ²	Název místnosti
2.01	obývací	6,00	P1
2.02	obývací + jídelna	26,40	P1
2.03	obývací	2,90	P1
2.04	obývací	6,00	P2
2.05	obývací	14,60	P1
2.06	obývací	11,41	P1
2.07	obývací	1,96	P2
2.08	obývací	1,79	P2
2.09	obývací	28,16	P1
		958,42 m ²	

LEGENDA MATERIÁLŮ	
	beton
	keramická dlažba
	parketová podlaha
	keramická dlažba
	obklad
	omítka
	izolace
	střecha