



## Apartment One-bedroom (2+kk)

**Sold**

62.5 m², Prague 5, Smíchov, Šiklové



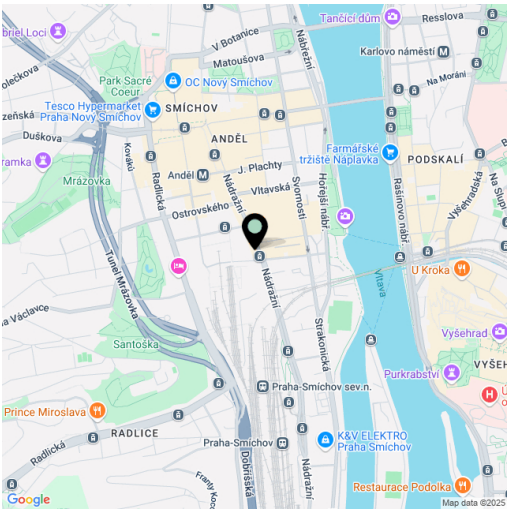


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Total area	67 m²
Floor area*	63 m²
Loggia	4 m²
Parking	Garage parking space
Cellar	3 m²
PENB	B
Reference number	108765



\* 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.

This new, high-standard south-facing apartment is located in an energy-efficient, barrier-free residential building that is part of the newly emerging Smíchov City district. The apartment comes fully furnished, and the price includes a parking space and a cellar. This dynamically developing area is seamlessly connected to the existing neighborhood with full civic amenities, and additional services are gradually being added.

The apartment, located on the 1st floor, features a living room with a kitchen, a dining area, and access to a **sunny loggia**, a bedroom, a bathroom (with a walk-in shower and toilet), a storage room, and an entry hall.

The building was completed in 2024. Standard features include **wooden Euro windows** with triple glazing, **wooden floors**, **heat recovery ventilation**, central heating, and a preparation for a smart home system. Premium upgrades include a **Villeroy & Boch** bathroom, **exterior blinds**, and a **Wallbox** charging station directly by the parking space. The purchase price includes **all interior furnishings**, a **cellar**, and a **garage parking space**. The building is equipped with an **elevator**, a **bike room**, a stroller storage area, and a **landscaped** courtyard accessible only to residents. Common areas are well-maintained and secured by a **security service**, **24/7 reception**, and camera surveillance system.

**Smichov City** is a premium urban district with complete civic amenities in immediate proximity. The neighborhood offers a wide range of restaurants, cafés, clubs, and shops, including a large shopping and entertainment center. **Excellent transport connections** are ensured by a nearby metro station, as well as tram, bus, and train services just a short walk from the building.

Floor area 62.5 m², loggia 4.3 m².





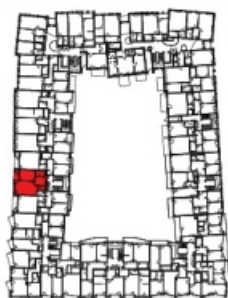
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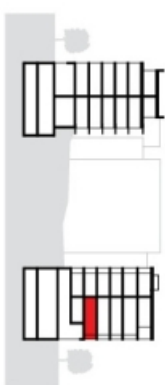
Sold

SEKÝRA  
GROUP | SMÍCHOV  
CITY> Byt  
> 06.2.2> Dispozice  
> 2+kk> Patro  
> 2.NP

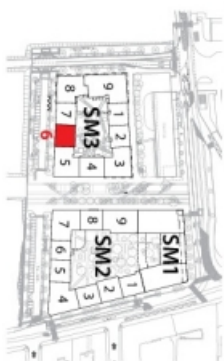
&gt; Schéma půdorys



&gt; Schéma řez



&gt; Schéma situace



Místnost 06.2.2-04 splňuje požadavky na úroveň denního osvětlení obytné místnosti podle normy ČSN 730580-1  
Denní osvětlení obytných budov na základě povolené  
výjimky udělené odborem Stavebního úřadu MČ Praha 5.

č.m.	místnost	m²
06.2.2-01	Chodba	9,3
06.2.2-02	Komora	2,9
06.2.2-03	Obývací pokoj+KK	26,7
06.2.2-04	Ložnice	15,8
06.2.2-05	Koupelna	4,5
CELKOVÁ UŽITNÁ PLOCHA		59,2
PODLAHOVÁ PLOCHA		62,6
06.2.2-06	Lodžie	4,3