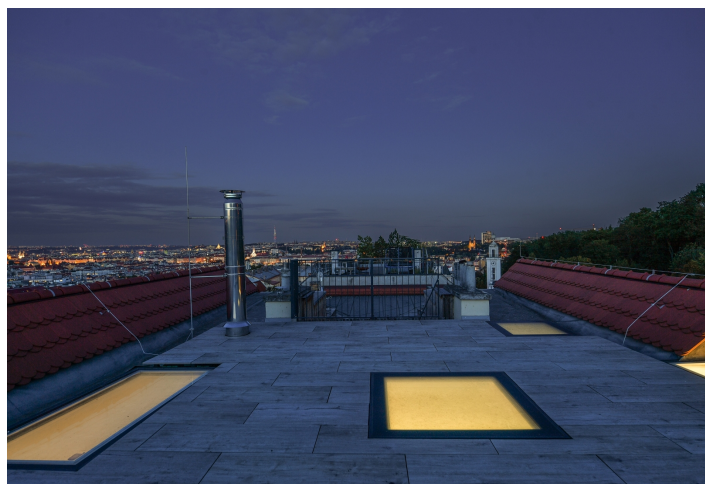




Apartment Two-bedroom (3+kk)

€ 1 129 827 | CZK 27 500 000

157.4 m², Prague 5, Smíchov, Na Václavce



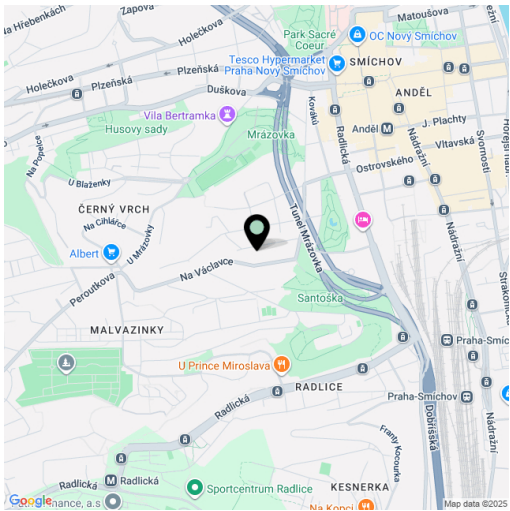


Apartment Two-bedroom (3+kk)

€ 1 129 827 | CZK 27 500 000

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Total area	226 m²
Floor area*	157 m²
Terrace	69 m²
Parking	Garage parking space for rent in a building located approximately 200 meters away
Cellar	18 m²
PENB	G
Reference number	110502



* 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.

With a minimalist design with attention to the last detail and using premium materials is what defines this exceptional attic apartment, where natural light takes center stage. It's located on the top floor of a historic building constructed in the geometric Art Nouveau style, featuring an atypical half-timbered bay window and an elevator, situated on a street reminiscent of a peaceful urban colonnade in the residential part of Smíchov.

The spacious two-bedroom apartment spans 157.4 m², with one of its main highlights being a **large rooftop terrace** offering uninterrupted views of the city. The northern wing of the apartment features a living room with a dining area and an **open kitchen with a pantry**, while the southern part includes a bedroom with a walk-in closet **overlooking the greenery** and a second separate bedroom. The central area of the apartment comprises two bathrooms—one with a **whirlpool bathtub**, the other with a shower and toilet—as well as a separate toilet, storage room, and a spacious entrance hall with a corridor. **A cellar** also belongs to the property. Parking is available in a nearby building about 200 meters away, with the rental agreement transferable to the new owner.

The interior is filled with **natural light** thanks to the skylight, studio-style, and large-format windows, which create a seamless connection between the living area and the terrace. **Clean lines** blend harmoniously with premium finishes and custom-designed furniture. Natural stone floors combined with **underfloor heating** ensure a pleasant indoor climate year-round, while a **wood-burning fireplace** adds warmth and atmosphere to the living room. Heating is provided by a private boiler.

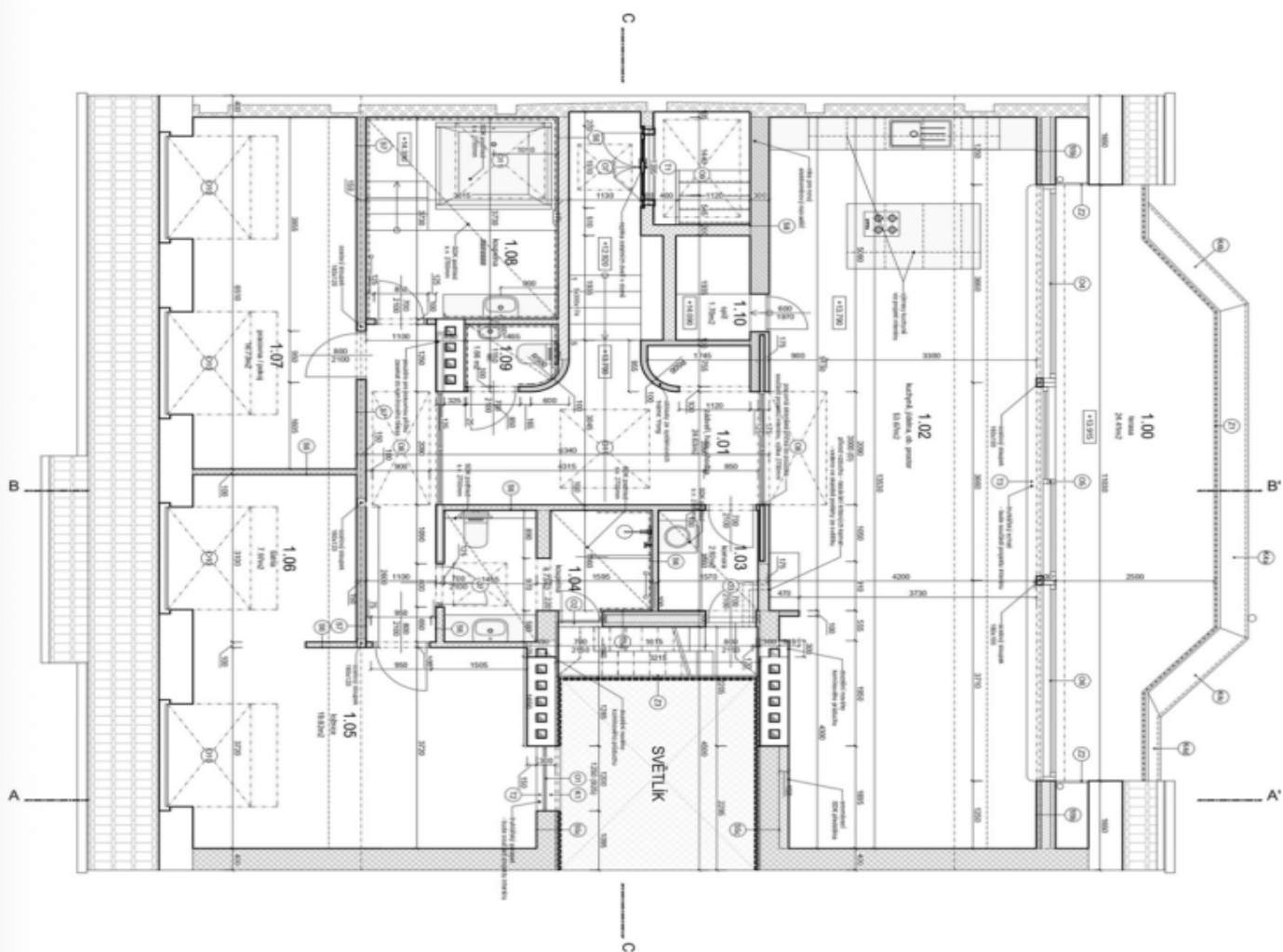
This quiet residential area of villa-style housing is surrounded by greenery and exudes a unique charm, feeling more like an **intimate urban neighborhood** than a bustling city center. The surroundings offer complete amenities, including shops, restaurants, cafés, and a shopping center. Those with an active lifestyle will appreciate the abundance of sports facilities, bike paths, and parks, such as the nearby **Santoška Garden** or **Pavi Vrch Hill**, which offers views of Vyšehrad.

Floor area 157.4 m², terrace 24.4 m², rooftop terrace approx. 44.2 m², cellar 17.5 m².

Sale of a company.

€ 1 129 827 | CZK 27 500 000

157.4 m², Prague 5, Smíchov, Na Václavce



proteína	residuos	proteína	proteína	aminoácidos
120	triazina	24.6102	marasalis edilia	120
117	abund. beta, cistina	24.6102	marasalis edilia	120
112	abund. beta, cistina	63.6102	drisalis parda	120
113	benzina	2.2102	marasalis edilia	120
104	benzina	42.2102	marasalis edilia	120
105	benzina	18.6102	drisalis parda	120
106	benzina	7.6102	drisalis parda	120
107	benzina	16.2102	marasalis edilia	120
108	benzina	11.2102	marasalis edilia	120
109	benzina	1.6102	drisalis parda	120
110	benzina	1.7102	drisalis parda	120
127.2102				

Other studies have found that a person's ability to detect and respond to a threat is related to the amount of stress they experience. For example, a study by the U.S. Army found that soldiers who experienced high levels of stress during a simulated combat exercise were less likely to detect and respond to a threat than those who experienced low levels of stress. This suggests that stress may impair a person's ability to detect and respond to a threat, which could have implications for military operations.

phacelia karwinskiana, Regel. Vitisovskaya

	50cm korundok, $\approx 1000mm$
	50cm korundok, $\approx 1000mm$
	zöldes korundok, $\approx 1000mm$, nagy VTTDOK kőzet
	zöldes korundok, $\approx 1700mm$, nagy VTTDOK kőzet
	zöldes korundok, $\approx 2000mm$, nagy VTTDOK kőzet
	zöldes korundok, $\approx 3000mm$, nagy VTTDOK kőzet