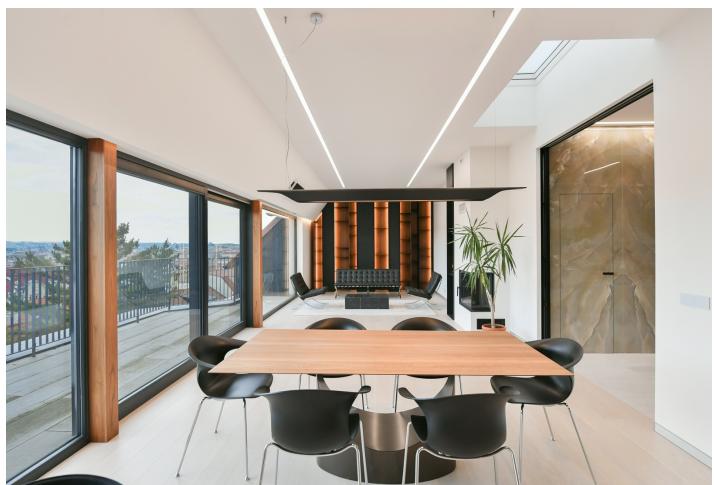
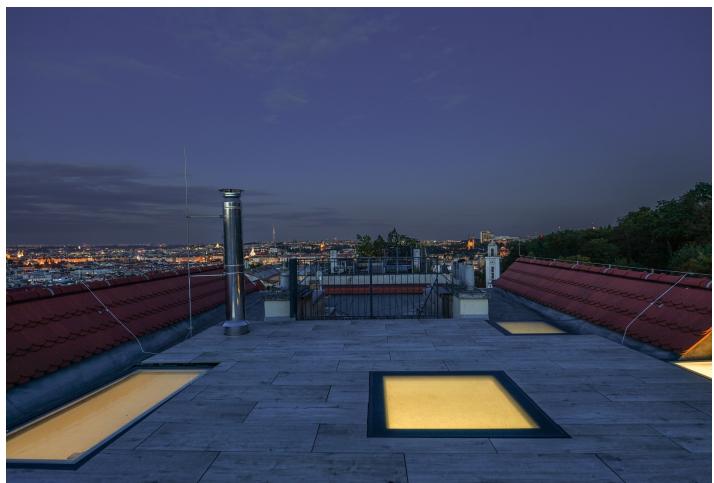




Apartment Two-bedroom (3+kk)

€ 1 129 827 | CZK 27 500 000

157.4 m², Prague 5, Smíchov, Na Václavce



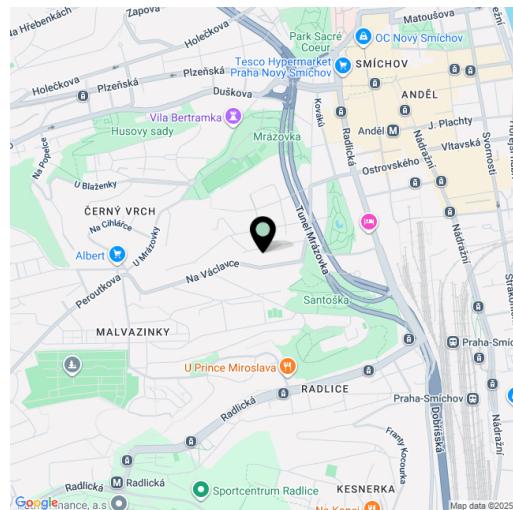


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157.4 m², Prague 5, Smíchov, Na Václavce

Total area	226 m ²
Floor area*	157 m ²
Terrace	69 m ²
Parking	Garage parking space for rent in a building located approximately 200 meters away
Cellar	18 m ²
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 Paví 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.



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