



Apartment Three-bedroom (4+kk)

Ask for price

117.6 m², Prague 5, Smíchov, U Pernikářky





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Total area	126 m²
Floor area*	118 m²
Terrace	8 m²
Parking	2 garage parking spaces included in the price
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22581

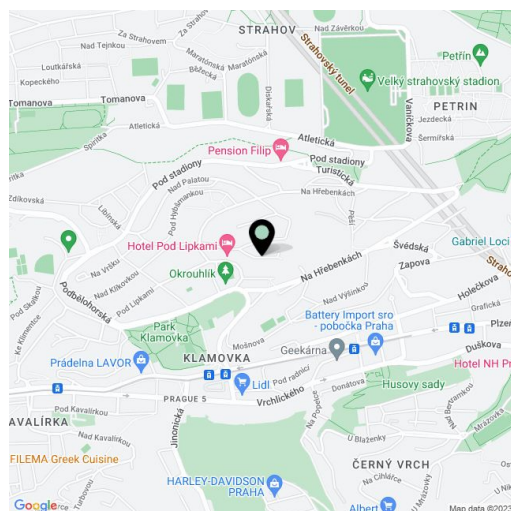
Quality equipped 3-bedroom, 2-bathroom apartment with 2 parking spaces. Boasting panoramic views of Cibulka Park, located in the premium area of Hřebenky, Prague 5. Situated in a newly created project of a low-energy villa house on a peaceful dead-end street bordered with full grown trees, boasting timeless architecture, 10 exclusive south-facing flats, underground parking, sauna and impressive lobby. Completion of rough construction Q1 2018. The transaction is exempt from property transfer tax.

The layout of this apartment on the 2nd floor offers a living room with kitchen, dining area and terrace, master bedroom with private bathroom (shower, toilet), 2 bedrooms, a shared bathroom (bathtub, toilet), guest toilet, utility room, and an entrance hall.

Standards includes **triple layer oak floors**, large-format seamless tiles, wooden windows with triple glass and exterior aluminum blinds with remote control, **doors with concealed hinges**, security entry door, designer bathroom fixtures, **central ventilation with heat recovery**, passive heat convectors under windows, underfloor heating in bathrooms, preparation for a smart home system and air-conditioning. The purchase price includes **2 parking spaces in the underground garage** and a **storage space**.

The project is placed in the First Republic villa area on the foot of Strahov Hill, offering a **peaceful home with a lot of privacy**. Another advantage of the project is the convenient access to downtown Prague, including the business, entertainment and business area of Anděl. The nearest public transport stop is located just a few minutes' walk from the house.

Usable area 117.60 m².



* 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.



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U PERNIKÁŘKY 7

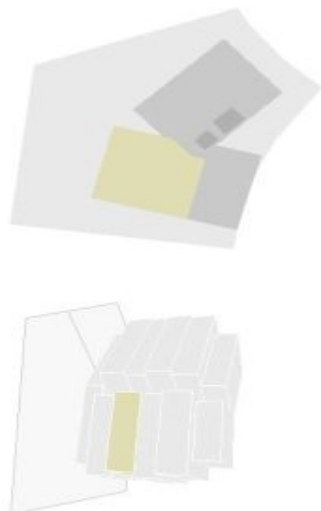
1.1

BYT 4+kk

117,6 m²

Podlahová plocha
dle výměřky 366/2013 Sb.

01	hala	12,58 m ²
02	komora	2,44 m ²
03	wc	1,49 m ²
04	koupelna	6,11 m ²
05	pokoj	13,25 m ²
06	pokoj	10,37 m ²
07	obývací pokoj + kk	43,01 m ²
08	ložnice	14,94 m ²
09	koupelna	4,40 m ²
Půdorysná plocha bytu		108,59 m²
10	lodžie	8,36 m ²



Na Peřetýně 2, 110 00 Praha 5, Česká republika, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

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Schéma půdorysu bytu představuje předpokládané dispozici řešení bytu. Kuchyňská linka a nábytek nejsou součástí bytu, veškeré zařízení je zobrazeno pouze pro náhlednost. Značení nábytek neřeší rozložení elektroinstalace v jednotlivých místnostech.



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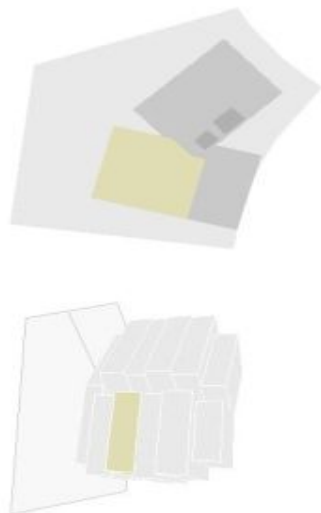
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