



## Apartment building

488 m², Prague 5, Smíchov

**Sold**





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Total gross floor area of the building	488 m²
Total net leasable area of the building	488 m²
Plot	931 m²
Foot print	256 m²
Parking	2 separate garages
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24357

**Apartment building from the 1930s with stunning views and a nice private garden with outdoor swimming pool, situated on a quiet street on the edge of Santoška Park. The property offers 5 flats of different layouts and commercial premises on the ground floor. Premium, completely secure location on the border of the Malvazinky villa area, surrounded by a forest park on all sides.**

The building has five floors, including the basement and attic room without sloping ceilings. The house was originally built as a family enterprise with both manufacturing premises and place of residence; nowadays it offers a **tailor's workshop, large storage rooms, two 3-bedroom (4+kk) apartments, two 1-bedroom apartments (one 2+1 and one 2+kk), and 2 studios (1+kk)**. All units have a **balcony, terrace or garden access**. The top floor also offers a drying room with the possibility of being rebuilt into a conservatory, along with extension of the floor area, as well as two large terraces with stunning views of the city over the surrounding treetops. The house has two internal staircases and 2 separate garages with automatic gates. Apartments are equipped with wooden parquet floors, tiles and new wooden windows, there are also fully equipped kitchens. The building underwent a **complete renovation in 2009, including replacement of the roof, plumbing, and sewerage system**.

Exceptional and prestigious location with all amenities within easy reach, close to kindergartens and primary schools and only a few minutes away from Anděl and the French Lyceum.

Total area 488 m², living area without basement 363 m², built-up area 256 m², garden 675 m², plot 931 m².