



Apartment One-bedroom (2+kk)

39.2 m², Prague 5, Smíchov

Sold





Apartment One-bedroom (2+kk)

Sold

39.2 m², Prague 5, Smíchov

Total area	39 m ²
Garden	43 m ²
Parking	Yes
Cellar	Yes
Service price	6 250 CZK monthly
PENB	G
Reference number	35282

* 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 modern air-conditioned garden atelier is located in a new energy-efficient multifunctional building built to a high standard in an easily accessible location with plenty of greenery.

The layout consists of a large kitchen with an **outdoor terrace**, a bedroom/study, a bathroom with a **rounded glass wall**, a guest toilet, and a hallway.

Air-conditioning, underfloor heating and controlled ventilation via a heat recovery unit, all controlled by a Loxone intelligent home system provide **perfect comfort**. Facilities include fire-proof entrance doors, veneered interior doors, floor-to-ceiling windows with **thermal and acoustic insulated triple-glazed panes**, exterior blinds and window sills made of **artificial Technistone marble**, the worktop and backsplash in the kitchen are made of the same material, and the glossy kitchen is custom-made. Heating and cooling are provided by a ground-water heat pump. The unit comes with a cellar. The building from 2016 has only 6 units. **One parking spot** belongs to the unit.

The architecturally successful building is set in a **residential area** on the border of Smíchov and Radlice, within walking distance of a tram stop. The Smichovske nádraží **metro station can be reached within a few minutes** via a footbridge. In the immediate vicinity of the building are grocery stores, a pharmacy and small shops, and full amenities are also within easy reach. Several large green areas, such as **Paví Hill** or **Brabenec Hill** are perfect for walks. You can walk or cycle to the **Dívčí hrady Castle** and from there even further to the **Prokopské and Dalejské údolí nature parks**.

The unit is approved as the non-residential unit - atelier with a layout of 1+1.

Floor area 39.2 m², front garden 42.6 m², cellar 3.7 m².

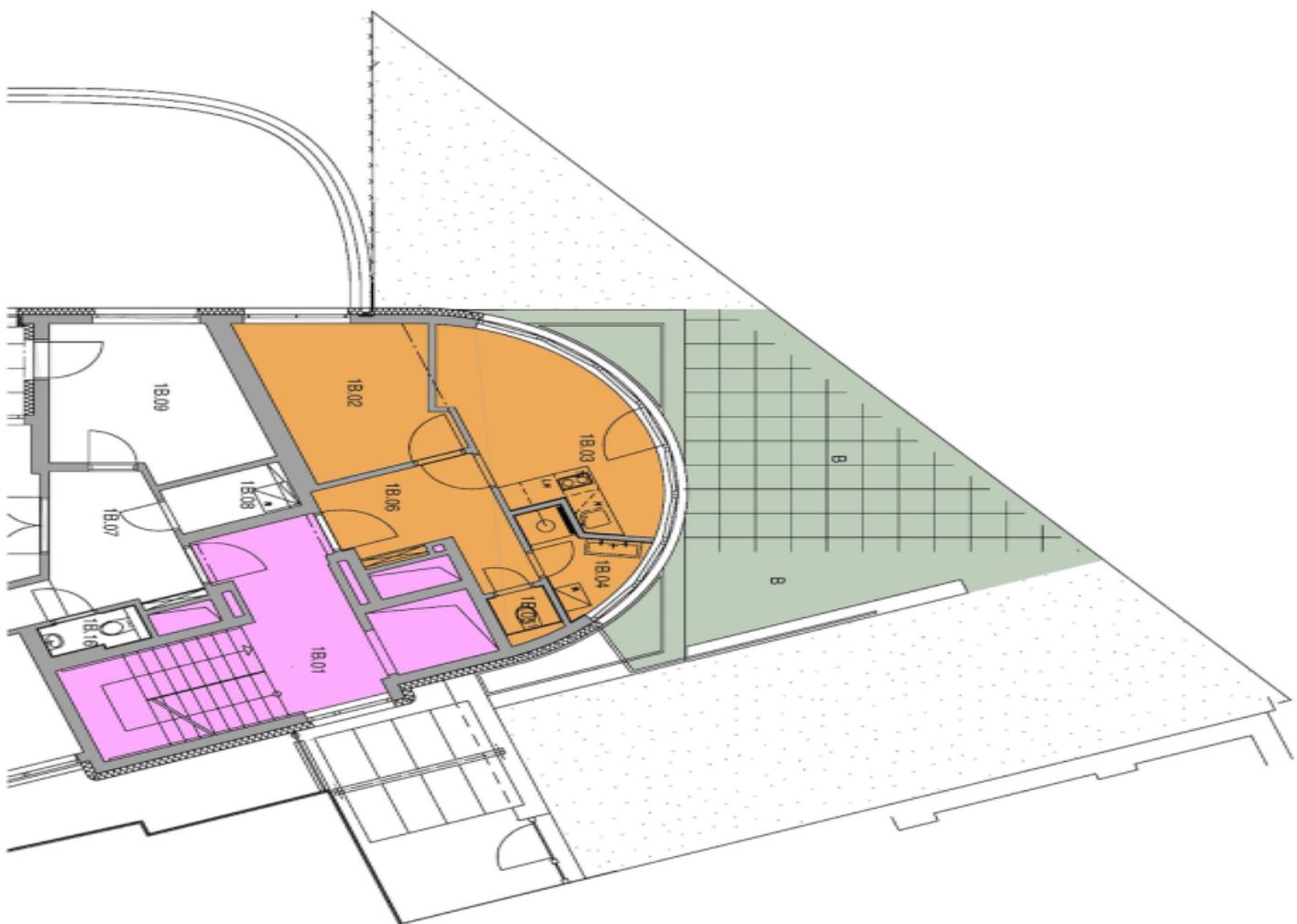
In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



Apartment One-bedroom (2+kk)

Sold

39.2 m², Prague 5, Smíchov



PODLAZÍ 1. NP B

SPOLEČNÉ PROSTORY

18.01	CHODNA + SPOLEČNÉ	24,0 m ²
	CELKEM	24,0 m ²

PROSTORY MÍSTNOSTI JEDNOTKY Č. 5

18.02	PRACOVNA	11,9 m ²
18.09	KUCHYN	13,3 m ²
18.04	KOPELN	3,5 m ²
18.05	WC	1,0 m ²
18.00	CHODNA	6,0 m ²
	CELKEM	39,2 m ²

PROSTORY PRÍSLUŠENSTVÍ JEDNOTKY Č. 5

B	PŘEDZAHRADKA	42,6 m ²
	CELKEM	42,6 m ²

JEDNOTKA Č. 6

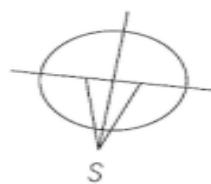
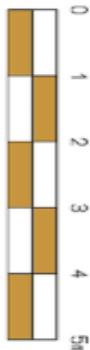


SPOLEČNÝ PROSTOR VĚ VÝLUČNÉM UŽIVANI



SPOLEČNÉ PROSTORY

PODLAHOVÁ PLOCHA JEDNOTEK DLE NARIZENÍ
VLÁDY Č. 366/2013 Sb.



S