



## Apartment One-bedroom (2+kk)

**Sold**

39.2 m<sup>2</sup>, Prague 5, Smíchov





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Total area	39 m <sup>2</sup>
Garden	43 m <sup>2</sup>
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 Smichovské 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 m<sup>2</sup>, front garden 42.6 m<sup>2</sup>, cellar 3.7 m<sup>2</sup>.

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

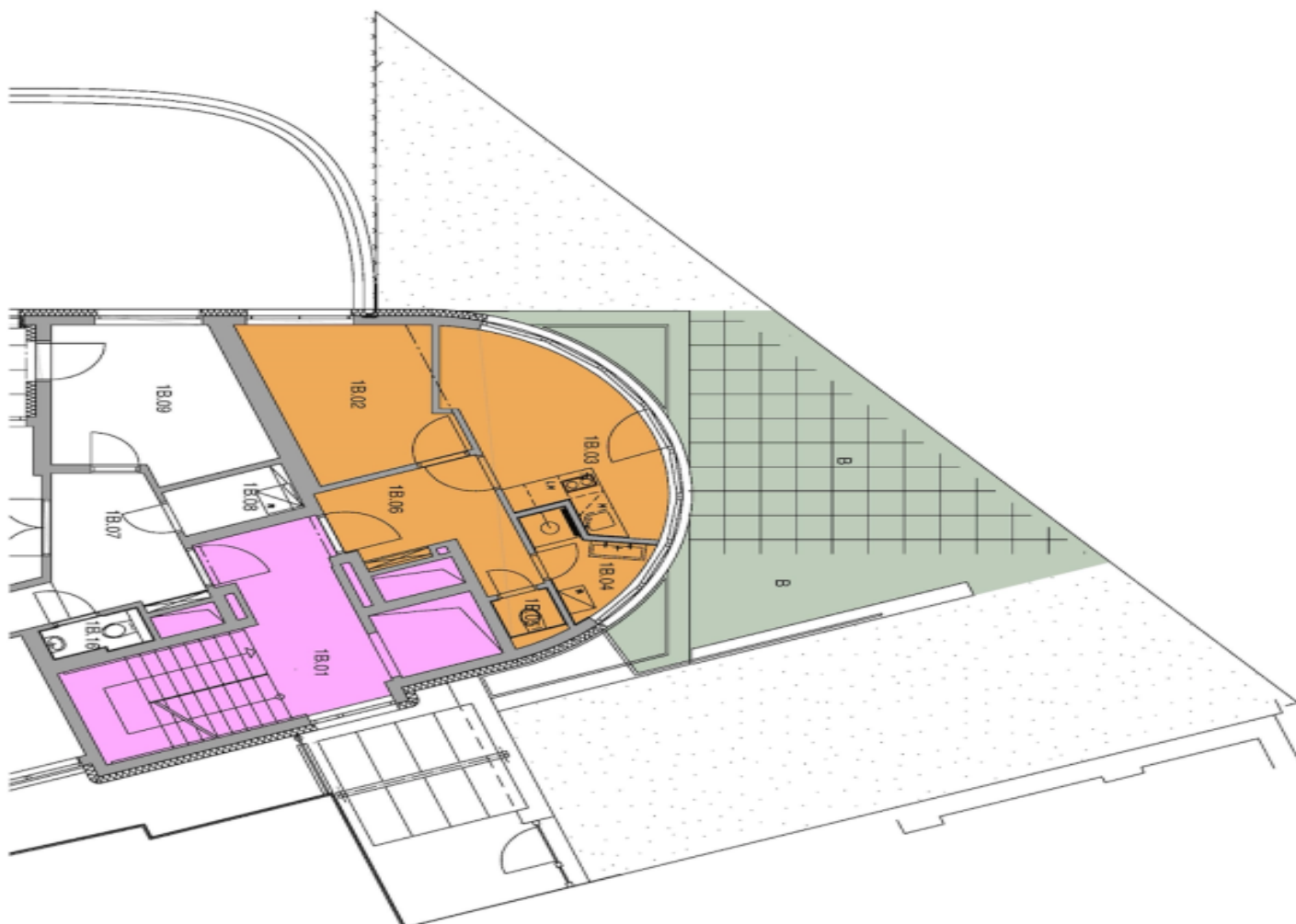




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### PODLAZI 1. NP B

#### SPOLÉČNÉ PROSTORY

18.01	CHODBA + SCHODIŠTĚ	24,0 m²
CELKEM		24,0 m²

#### PROSTORY PŘÍSLUŠENSTVÍ JEDNOTKY C.8

18.02	PRACOVNA	11,9 m²
18.03	KUCHYŇ	19,3 m²
18.04	KOUPELNA	3,5 m²
18.05	WC	1,0 m²
18.06	CHODBA	8,0 m²
CELKEM		39,2 m²

#### PROSTORY PŘÍSLUŠENSTVÍ JEDNOTKY C.8

8	PŘEDVÝPRAVKA	42,8 m²
CELKEM		42,8 m²

JEDNOTKA C.8

SPOLÉČNÝ PROSTOR VE VYLUČNĚM UŽÍVÁNÍ

SPOLÉČNÉ PROSTORY

PODLAŽNÍ PLOCHA JEDNOTEK DLE NAŘÍZENÍ  
VLADY Č. 366/2013 Sb.

