



Apartment Three-bedroom (4+kk)

Sold

145 m², Prague 5, Smíchov, Pod Závěrkou

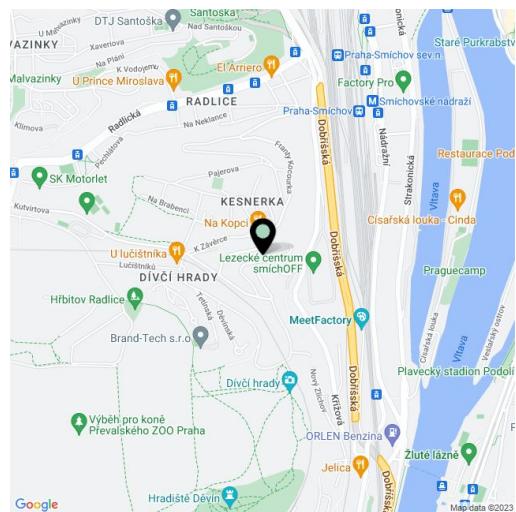




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| | |
|------------------|-------------------------|
| Total area | 151 m ² |
| Floor area* | 145 m ² |
| Terrace | 6 m ² |
| Parking | Parking on the property |
| Cellar | Yes |
| PENB | G |
| Reference number | 39856 |



* 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 new spacious duplex apartment with an east-facing terrace and parking is situated in an extension of an apartment building in a pleasant green part of Prague Smíchov right next to the Dívčí hrad nature park with grazing horses, next to the Ctirad natural monument, and at the same time only a few minutes' drive from the Anděl pedestrian zone and the newly emerging district of Smíchov City.

The layout of the new apartment offers, on the entrance level (on the 4th floor of the building), a master bedroom with a walk-in dressing room and en-suite bathroom, another 2 bedrooms, a central bathroom, a utility room with a connection for a washer and dryer, and a spacious hallway with stairs to the upper floor. Designed as an open living area with a kitchen and dining room, it has an **east-facing terrace overlooking the greenery**.

The price includes the implementation of air-conditioning (please contact our office for more information). Gas boiler heating. Parking spaces are available on the property.

The location is ideal for **quiet family living**. A few steps from the building is a lookout spot with paths that lead to **Dívčí hrad**, a paddock of wild horses, **Děvín Hill**, and the **vast Prokop Valley**. Within walking distance is a kindergarten with English lessons, a farm produce shop, a supermarket, and a renowned restaurant, and about 1 km away is a primary school, a sports field with a **swimming pool** and gym, and tennis courts. Transport connections are provided by buses (the ride to the metro station takes 7 minutes). The nearby railway station will be renewed and offer suburban trains to the Smíchov Railway Station. The modern Smíchov City district is also being built nearby, within which a footbridge will be built, accelerating access to the Smíchovské nádraží metro station.

Floor area 144.2 m², terrace 6.8 m², cellar 6.5 m².



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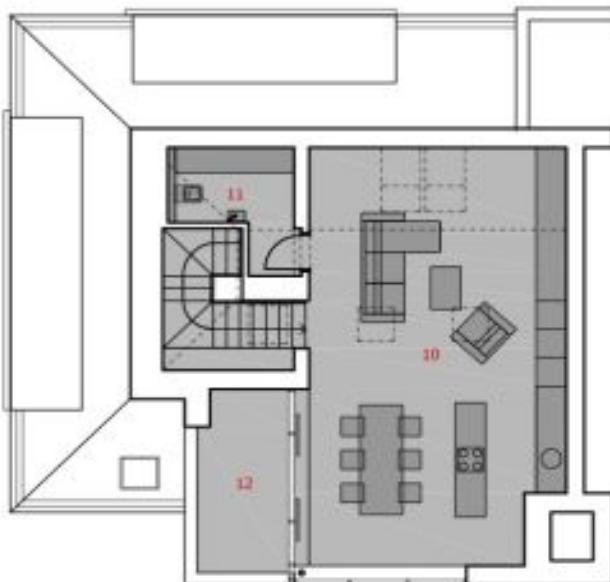
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4. NP / 4TH FLOOR



5. NP / 5TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

| | | |
|----|---|-----------------------|
| 01 | CHOДBA + SCHODESTÈ / CORRIDOR + STAIRCASE | 15.70 m ² |
| 02 | LOŽNICE / BEDROOM | 16.70 m ² |
| 03 | KOUPELNA / BATHROOM | 07.60 m ² |
| 04 | ŠATNA / CLOAKROOM | 10.40 m ² |
| 05 | CHOДBA / CORRIDOR | 02.40 m ² |
| 06 | LOŽNICE / BEDROOM | 13.70 m ² |
| 07 | KOUPELNA / BATHROOM | 05.40 m ² |
| 08 | LOŽNICE / BEDROOM | 15.60 m ² |
| 09 | ŠATNA / CLOAKROOM | 01.70 m ² |
| 10 | OBÝVACÍ POKOJ / LIVING ROOM | 44.80 m ² |
| 11 | WC / WC | 05.10 m ² |
| 12 | TERASA / TERRACE | 06.80 m ² |
| Σ | UŽITNÁ PLOCHA / USABLE AREA | 139.10 m ² |
| Σ | PODLAHOVÁ PLOCHA / FLOOR AREA* | 144.20 m ² |
| Σ | TERASA / TERRACE | 06.80 m ² |

* bez komínu a příběk (předpis č. 366/2013 Sb.Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spolužádostivictvím)

* without a chimney and partition walls (předpis č. 366/2013 Sb.Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spolužádostivictvím)

Užitná plocha pod šikmou konstrukcí je započítána od výšky 750 mm.
usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou střechou je započítána od výšky 750 mm.
Floor space under the sloping roof is counted from the height of 750 mm.



0 1 2 3 4 5 6 7