



## Apartment Two-bedroom (3+kk)

Sold

107.6 m<sup>2</sup>, Prague 5, Smíchov, Vackové



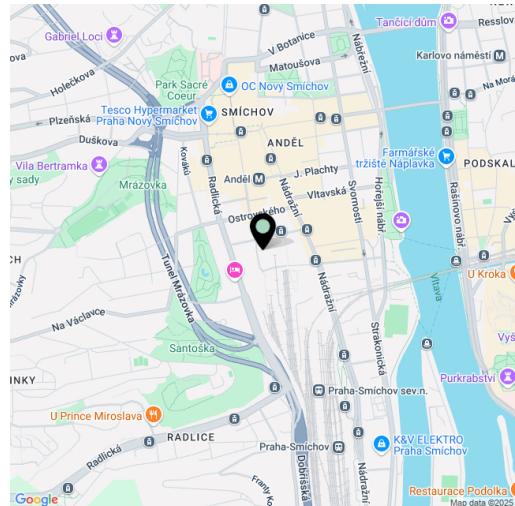


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|                  |  |
|------------------|--|
| Total area       | 151 m <sup>2</sup>                           |
| Floor area*      | 108 m <sup>2</sup>                           |
| Balcony          | 2 m <sup>2</sup>                             |
| Terrace          | 41 m <sup>2</sup>                            |
| Parking          | Two parking spaces in the underground garage |
| Garage           | Yes  |
| Cellar           | 3 m <sup>2</sup>                             |
| PENB             | G  |
| Reference number | 41994  |



\* 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 recently completed new-build high-standard apartment with a large southwest-facing terrace, an east-facing balcony, and two garage spaces in a purely residential block of the Smíchov City project, designed as a neighborhood of short distances with a rich range of services, a promenade, and plenty of greenery. This unique urban living project of a new district designed by renowned architects is located in an attractive area near the pedestrian zone of Anděl and the Smíchov embankment.**

The 4th floor apartment consists of a fifty-meter living room with a preparation for a kitchen, 2 bedrooms, **2 designer bathrooms**, a separate toilet, a closet with a connection for a washing machine and a dryer, a hallway, and a vestibule. The living room has access to a **large terrace**, and the larger bedroom leads to the **balcony**.

The **high-standard** equipment includes **Parador wooden floors** (oak nature) with a matt lacquer finish, well-equipped bathrooms with floor heating and a custom-made Hüppe walk-in shower, large-format floor and wall tiles (60x120 cm), interior doors with concealed hinges, **recuperation unit**, electrically controlled **exterior blinds** or a preparation for a projector in the living room. **A designer proposal for a kitchen** with a central island is ready. The standard includes a BTicino video intercom or a safety class III entrance fire door with 5-point locking, and the purchase price includes a **cellar and 2 garage spaces with an electric car charger**. The building meets the parameters of an energy-efficient house, all accesses are **barrier-free**, and residents will be able to use the **garden** reserved for only 1 section of the complex. Security will be ensured by an access and camera system as well as a **reception**.

The district will include newly established **large parks** and a **pedestrian zone**, and the ground floors of the buildings will gradually be occupied by shops, cafes, restaurants, and other facilities, and a supermarket is also planned. Today, all civic amenities, including shopping and entertainment centers and schools, are already in the vicinity, and the **French Lyceum** is located nearby. The ride to the city center takes only a few minutes, either by metro, tram, or train, and it is just as easy to drive downtown by car as it is to exit Prague via the Prague Ring Road and the D1 or D4 highway.

Floor area 107.6 m<sup>2</sup>, balcony 2.2 m<sup>2</sup>, terrace 40.8 m<sup>2</sup>, cellar 3.4 m<sup>2</sup>.

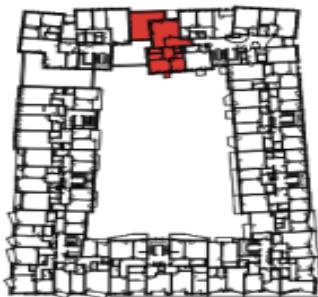


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> Schéma půdorys



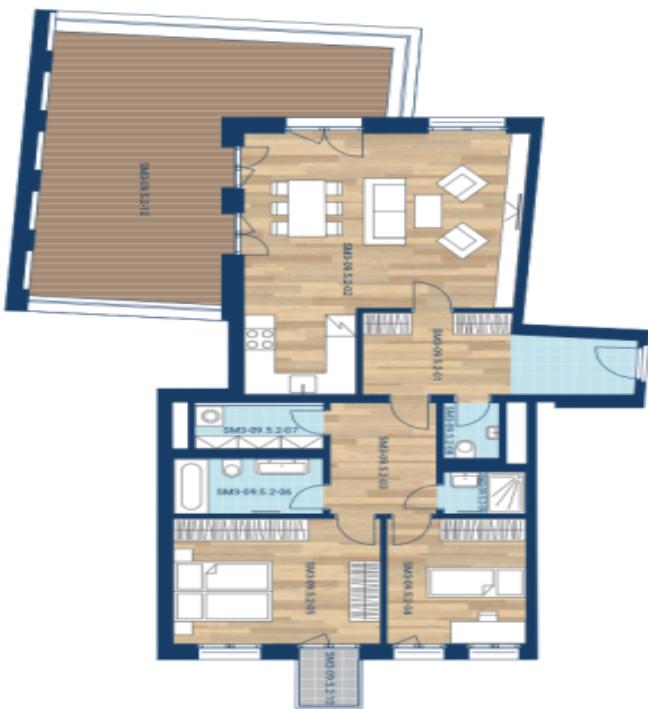
> Schéma řez



Zevníčná plocha



> Byt  
> Dispozice  
> Podlaží  
> 3+kk  
> 5.NP



| č.m.                  | místnost         | m <sup>2</sup> |
|-----------------------|------------------|----------------|
| 09.5.2-01             | Chodba           | 12,8           |
| 09.5.2-02             | Obývací pokoj+KK | 38,2           |
| 09.5.2-03             | Chodba           | 8,1            |
| 09.5.2-04             | Lžnice           | 11,4           |
| 09.5.2-05             | Lžnice           | 16,9           |
| 09.5.2-06             | Koupelna         | 5,4            |
| 09.5.2-07             | Komora           | 3,6            |
| 09.5.2-08             | WC               | 2,0            |
| 09.5.2-09             | Koupelna         | 2,4            |
| CELKOVÁ UŽITNÁ PLOCHA |                  | 100,8          |
| PODLAHOVÁ PLOCHA      |                  | 108,3          |
| 09.5.2-10             | Balkón           | 2,2            |
| 09.5.2-12             | Terasa           | 40,8           |