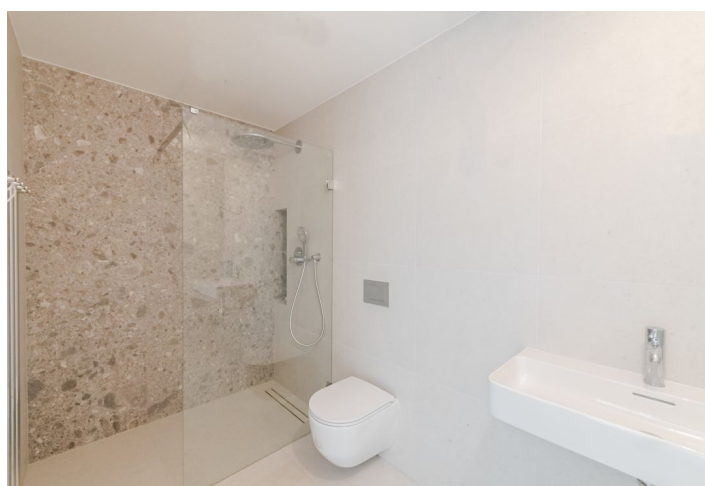
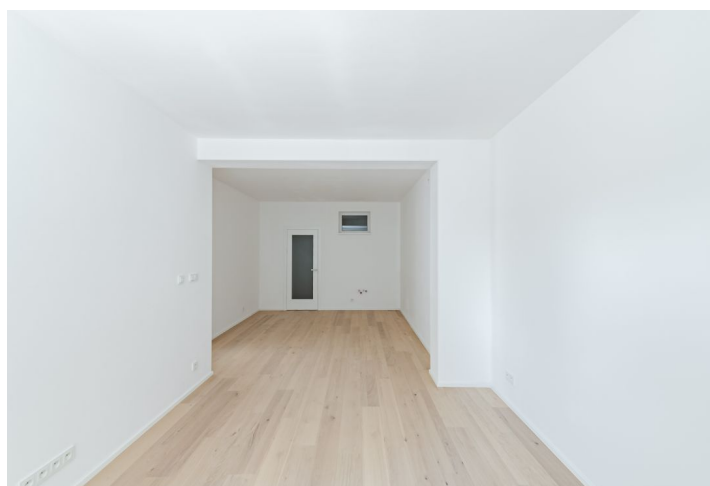




Apartment Two-bedroom (3+kk)

€ 404 694 | CZK 9 999 990

84 m², Prague 5, Malvazinky





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Total area	84 m²
Parking	-
Cellar	-
PENB	C
Reference number	101698

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This new southeast-facing apartment is set in a completely renovated villa from 1925 with only 3 apartments. A pleasant place on a very quiet street right next to a park and in the neighborhood of the Malvazinky residential area, within walking distance of the Radlická metro station.

The area of the apartment located on the ground floor consists of a living room with a kitchen and dining area, 2 bedrooms, a bathroom (with a bathtub), a utility room, and a foyer.

The entirely and expensively renovated house meets **energy-efficiency certification requirements**. The interior is finished to a **higher standard**, including **wooden floors**, **Italgraniti** tiles in a **marble decor**, **Laufen**, **Grohe**, and **Riho** sanitary ware, and **POL-SKONE** rebateless interior doors. A gas boiler provides underfloor heating in the entire apartment. Facilities include a preparation for air-conditioning and front window blinds.

The villa is part of a residential development with **plenty of greenery**, near two large **nature parks**. The neighborhood facing Radlická Street is being gradually revitalized, and a completely new district with a wide range of services is being created. There is a supermarket, sports hall, fitness studio, or **swimming pool** nearby. Transport connections are provided by buses from a stop not far from the house; the ride to the center of Smíchov (Anděl) takes 6 minutes. The Radlická metro station and tram stop are also within walking distance.

Floor area 84 m². The visualizations are for illustrative purposes only.



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