



## Apartment Four-bedroom (5+kk)

Ask for price

223 m², Prague 5, Smíchov





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Total area	293 m²
Floor area*	223 m²
Terrace	70 m²
Garden	71 m²
Parking	Three parking spaces
Garage	Yes
Cellar	27 m²
PENB	G
Reference number	104360

\* 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 completely unique spacious apartment with a private terrace and a professionally established garden full of fragrant roses and lavender is part of a new luxury villa with 5 apartments, XXL garages, and cellars. The exceptional building is located in an attractive villa district in Malvazinky.

The generously conceived layout consists of almost **80 meters of living space**, a master bedroom with an en-suite bathroom, another 3 bedrooms, a central bathroom, a separate toilet, 3 dressing rooms, a utility room, and an entrance hall with **direct access** to the **elevator**. The living space is seamlessly connected to the **south-facing terrace and garden**, and 3 bedrooms have access to the **north terrace**. The apartment also includes 3 parking spaces in a **lockable garage** with a hobby room.

The **designers** of the legendary **Poliform Italian brand** participated in the final form of the interior and the automatically irrigated garden was designed by the renowned **Atelier Flera** studio; the common areas of the building are by the **under-construction architects** studio. The interior is full of refined materials of the highest quality. The high standard facilities include **three-layer wooden floors** in a dark brown shade, Italian large-format Italgraniti tiles and floor tiles, anthracite security entrance doors, interior doors with concealed hinges (height 2400 mm), **Josko wood-aluminium windows** with insulating triple glazing and **exterior blinds**, an ingenious storage system, fitted wardrobes and a **designer kitchen** with a cooking island and built-in **Miele** appliances, as well as a master key system, a **smart home system** (to control lighting, exterior blinds, heating and **draft-free cooling**), **Axor** bathroom faucets made of polished black chrome, a **Duravit** sanitary ware, a **Kaldewei** bathtub, and a **Hüppe** shower. Magnetic window and entrance door detectors as well as smoke and motion detectors are integrated into the security and emergency system. Heating is provided by 2 ground-water heat pumps with 11 geothermal ground wells, and the automatic supply of fresh air by a central air-conditioning unit. As part of the higher standard, a **complete design of the interior equipment** can be prepared, which can be implemented in its entirety if interested, or according to the client's requirements and brought to absolute perfection in cooperation with the **STOPKA** company.

This building is a new addition of the **prestigious residential district of Malvazinky**, in which **ancient vineyards** have been preserved, supplemented later by numerous **villas from the 1930s**. Among the most important are the Winternitz Villa by Adolf Loos and the Karel Lhota or the Pick house by the architect Ernst Wiesner. The district has an excellent location for pleasant urban living, it is equally close to the lively center of Smíchov, Anděl, and international schools, as well as to the nature of surrounding parks.



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Floor area 223 m², terraces in total 69.9 m² (43.7 m² and 26.2 m²), cellar/hobby room 27 m², garden 71 m².

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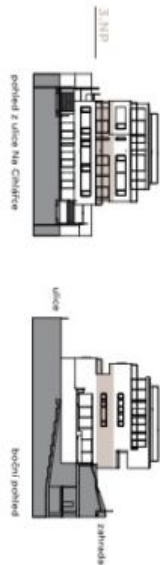




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3 fleur

BYT

podlaží — 3.NP

dispozice — 5+kk

užitná plocha bytu — 208 m²

podlahová plocha bytu — 223 m²

terasy — 70 m²

zahrada — 71 m²

GARÁŽ

podlaží — 1.PP

garáž — 3 parkovací stání

hobby místnost — 27 m²