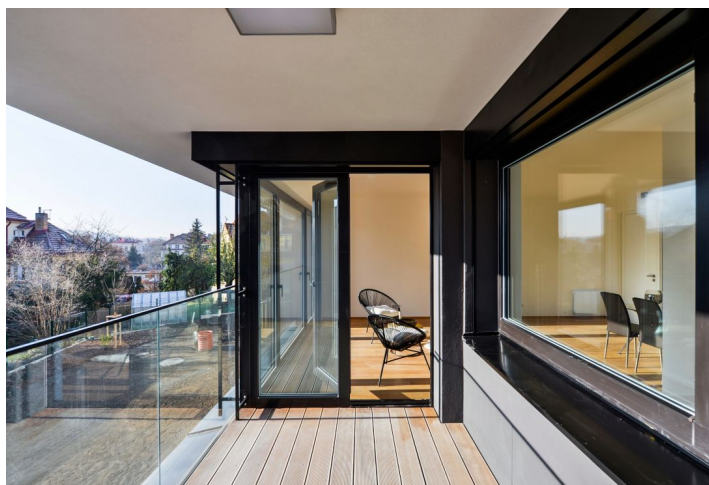




Residential project

Prague 5, Smíchov, U Pernikářky

Ask for price



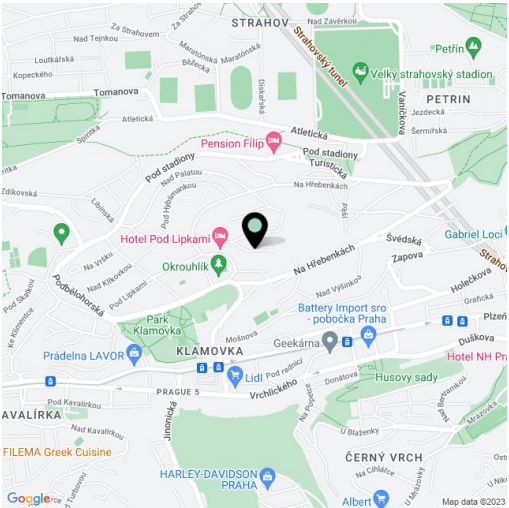


Residential project

Prague 5, Smíchov, U Pernikářky

Ask for price

attributes.address	Prague 5, Smíchov, U Pernikářky
Parking	-
PENB	B
Reference number	22753



This project represents a new concept of luxury with emphasis placed on creating a comfortable and healthy, passive home - located in a lush green setting of a desirable villa quarter in Hřebenky, Prague 5. The newly emerging residential project consists of exclusive, south-facing flats, situated in a modern villa house with glass walls, underground parking, sauna and impressive lobby. The building boasts timeless architecture, lovely views of Cibulka Park, and prime quality materials. The project is sensitively placed in a First Republic villa area on the foot of Strahov Hill, on a quiet, dead-end street bordered by full grown trees.

The U Pernikářky 7 villa house offers **10 spacious apartments** in dispositions of **2 to 4 bedrooms (3+kk to 5+kk)**, with interior areas ranging from **88 m² to 199 sq.m**. **Two exclusive penthouses** with rooftop terraces and two apartments with private gardens are also part of the offer. Standards include triple layer solid oak floors, large-format tiles, triple insulated glass windows and controllable outdoor aluminum blinds, **interior doors with concealed hinges**, fire entry door in highest security grade, bathroom equipment from high end producers, **automatic ventilation system with heat recovery**, rating through passive floor convectors, underfloor heating in bathrooms, preparation for smart home system and cooling in all flats. The purchase price of each apartment includes **2 underground garage parking spaces and cellar storage**.

The U Pernikářky 7 project is sensitively placed in the First Republic villa quarter of Hřebenky (Prague 5). It offers a **peaceful home with a lot of privacy**, thanks to a nearby city park and the fact that it is situated on a dead-end street bordered by full grown trees. Another advantage is also the convenient connection to the city center of Prague, including the entertainment & business zone of Anděl, which presents also one of Prague's key public transport hubs (metro, tram & bus stops). The sought after location of Hřebenky is characterized by a peaceful atmosphere with an abundance of lush nature, providing the best conditions for active relaxation in nearby parks. Public transport stops are within a few minutes' walk.