



Apartment Three-bedroom (4+kk)

€ 1 193 849 | CZK 29 500 000

182 m², Prague 5, Smíchov, U Nikolajky





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Total area	192 m²
Floor area*	182 m²
Terrace	10 m²
Parking	Garage at an extra cost.
Garage	Yes
Cellar	-
PENB	G
Reference number	43003

This new bright apartment with a terrace providing wonderful wide views of Petřín Hill and the city center is located on the entire top floor of a recently finished residence, which was created through the complete reconstruction of a Neo-Renaissance villa from 1911 with Art Nouveau elements. The residence is located on a quiet street in a prestigious part of Prague 5, Malvazinky.

The largest apartment in the project consists of a living room with a terrace and a preparation for an open plan kitchen, a master bedroom with an en-suite bathroom, a second bedroom, a study/guest room, a central bathroom, a staircase, and a hall located on the 4th floor.

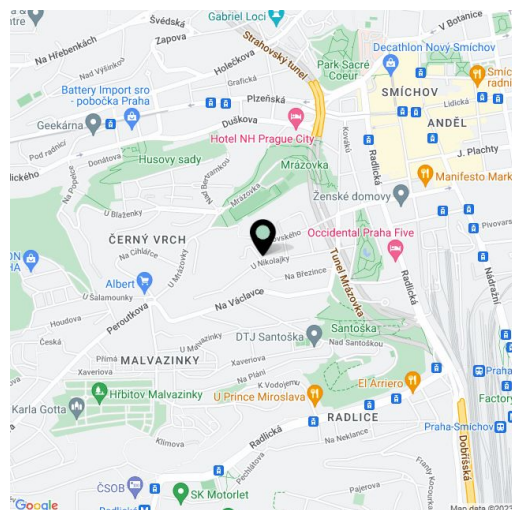
The interior is offered in a **shell & core** condition, so the interior can be completed according to your own taste. Studio windows and skylights with insulated double-glazed panes let in plenty of daylight. Heating is provided from the central boiler room in the building, and the apartment is **prepared for the installation of air-conditioning**. It is possible to purchase a **separate garage**.

The residence is located in the monument zone of Smíchov, on U Nikolajky Street, which is lined on one side by elegant apartment buildings, and at the opposite end opens onto the traditional residential area of **Malvazinky** with many stylish villas from the 1930s and greenery. Within walking distance are **landscaped parks** or the picturesque, sensitively reconstructed historic **Nikolajka and Santoška homesteads**, which give the location a distinctive character. Nearby, you will find several popular restaurants, a kindergarten, a swimming pool, an ice rink, a post office, and a number of small shops. The Nový Smíchov shopping and entertainment center and the Anděl metro station are a 3-minute bus ride away from the stop that is only a short walk from the building.

* 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.

Floor area 181.2 m², terrace 9.75 m².

The apartment is offered in cooperative ownership with the possibility of immediate transfer to personal ownership.



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Architectural drawings of apartment 5.04:

- Floor Plan:** Shows the layout of the apartment, including a living area with a fireplace, a kitchen, a dining area, a living room, a bedroom, a bathroom, and a terrace. The entrance is marked "VSTUP".
- Section View:** Shows the building's structure and the apartment's location within the floor slab.
- Perspective View:** Shows the building's exterior and the apartment's entrance.

BYT Ć.

5.04

4+KK

NO. MÍSTNOST PLOCHA (m²)

5.04.01	PŘEDSÍN	10,55
5.04.02	SCHODISTOVÝ PROSTOR	7,09
5.04.03	OBYTNÝ POKOJ + KUCHYŇ + JÍDELNA	63,67
5.04.04	WC	1,79
5.04.05	POKOJ / PRACOVNA	7,80
5.04.06	KOUPELNA	71,07
5.04.07	LOŽNICE	24,79
5.04.08	LOŽNICE	20,09
5.04.09	KOUPELNA	16,89
5.04.10	TERASA	9,75

181,2 m² (včetně terasy)

Upozornění: Schéma plochy uplatňované stavebníkem bytu. Výkonem měřičem (včetně vnitřních úhlů), společně s dalšími měřeními, které budou provedeny, lze odhadnout, že stavebník poskytne a stavebník poskytne podle zadaných plánů a podle a dle stavebního návrhu. Stavebník poskytne dle stavebního návrhu a podle stavebního návrhu. Stavebník poskytne dle stavebního návrhu a podle stavebního návrhu.

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