



## Apartment Six-bedroom (7+kk)

Ask for price

276.33 m<sup>2</sup>, Prague 5, Smíchov





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Total area	498 m <sup>2</sup>
Floor area*	276 m <sup>2</sup>
Terrace	222 m <sup>2</sup>
Parking	3 parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	101096

\* 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 unique duplex apartment with amazing views of Vyšehrad and the center of Prague, superior equipment, a wellness area, a sauna, air-conditioning, 3 parking spaces, and sunlit terraces is set in a cozy apartment house. The beautifully designed building stands in a quiet place near a forest park close to Dívčí Hrad, on the border between Smíchov and Radlice.**

This 6-bedroom apartment is located on the 2nd and 3rd floors of the building. On the 2nd floor, with a floor area of 250 sq. m., there is a spacious living room with a kitchen, 5 rooms (bedrooms, study), and 3 terraces, while access to the terrace is from each room. There are also 3 bathrooms, a laundry room, a utility room, and **2 dressing rooms**. All rooms offer **breathtaking views of Prague**, except the master bedroom, which enjoys **views of a forest**. On the upper floor is a **wellness area** of 25 sq. m. with a **cedar wood sauna**, a shower, a toilet, and an area for a **smaller home gym**. This has access to an almost **two-hundred-meter south-facing terrace with a hot tub**, a children's play area, or a space for a **home cinema**; there is also a **summer kitchen** with a fridge and large self-watering boxes for herbs, strawberries, tomatoes, or ornamental plants.

The residence with only 6 units was approved in 2015. The **high standard facilities** include **air-conditioning**, aluminum triple-glazed windows and electric blinds or **security blinds**, a security system with an alarm, Italian custom doors by Gidea, Kährs Supreme **oak floors** in a natural oil finish, underfloor heating, designer **Gessi** sanitary ware, **Porcelanosa** tiles, furniture by Ligne Roset, and the German brand **Walter Knoll**, lighting by **Bulb** brands Occhio, Flos, Brokis, and Foscarini, a custom-made kitchen by a carpenter with **Miele** appliances, a large fridge, and a wine cabinet. The upper deck features a **Sunsystem pergola** with rotating panels, side screen blinds, and a 4-person USSPA hot tub. The apartment has **3 covered parking spaces and 3 cellars**, both accessible by **elevator**.

The nice location allows for quiet living and at the same time quick access to everything you need. Within a short driving distance is the Anděl center of Smíchov with shopping centers, restaurants, and cafes, and the **French Lyceum** or the **Deutsche Schule** are nearby. By car, you can easily connect to the City and Prague ring roads; a tram or bus stop is a few minutes' walk away. The location stands out for its abundance of greenery, the **Prokopské údolí** and **Dalejské údolí nature parks** are not far from the building, as is **Santoška Park**, which has recently been successful revitalized, and there are many children's playgrounds in the vicinity. Other leisure and **sports activities** are offered in a sports area (swimming pool, tennis courts) approx. a 10-minute walk from the building.



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Floor area 276.33 m<sup>2</sup>, terraces 49.7 m<sup>2</sup>, roof terrace 172.4 m<sup>2</sup>.

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