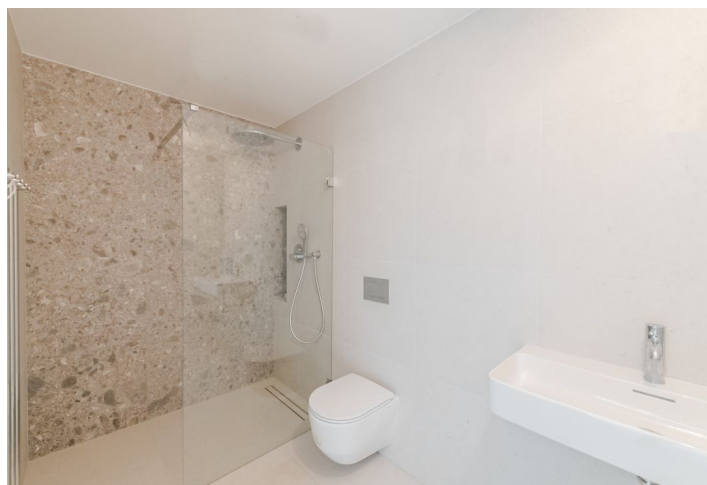
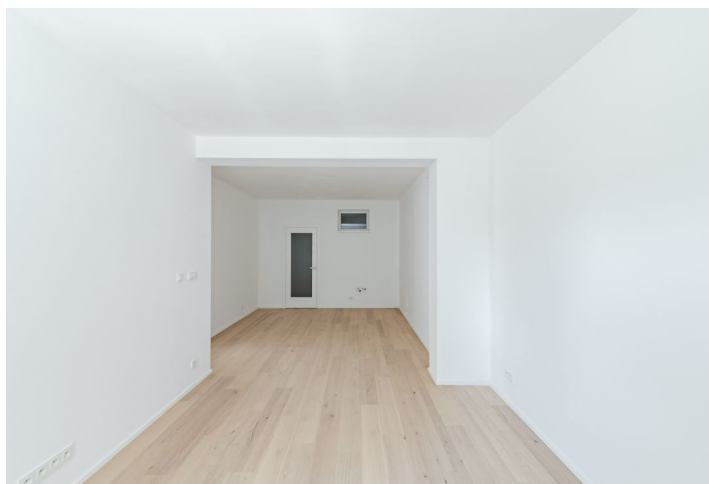




Apartment Two-bedroom (3+kk)

€ 395 961 | CZK 9 999 990

84 m², Prague 5, Malvazinky





Apartment Two-bedroom (3+kk)

€ 395 961 | CZK 9 999 990

84 m², Prague 5, Malvazinky

Total area	84 m ²
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.

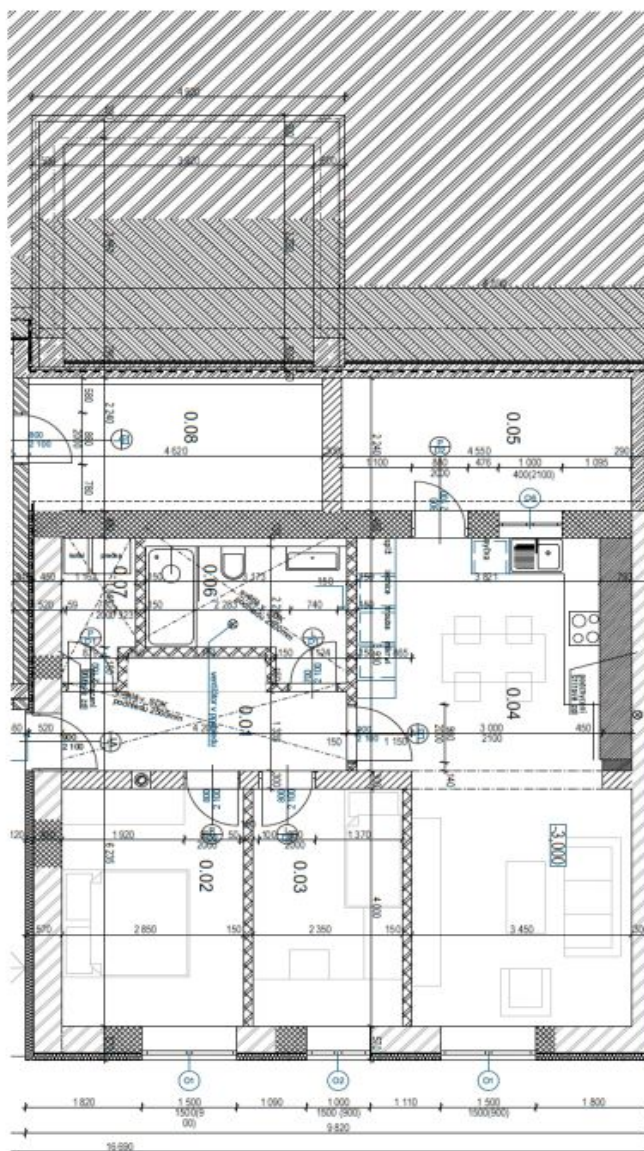
Floor area 84 m². The visualizations are for illustrative purposes only.



Apartment Two-bedroom (3+kk)

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TYPICKÁ MĚŘIVA (1:100)			
C	Název měřiva	Podlahy (m ²)	Stěny (m ²)
0.01	obývací	7,56	21,96
0.02	spalova	11,46	32,28
0.03	spalova	12,51	35,43
0.04	obývací prostor	24,30	70,92
0.05	kuchyně	12,15	34,95
0.06	kuchyně	6,07	17,81
0.07	WC	4,50	12,60
0.08	WC	2,25	6,30
0.09	WC	2,25	6,30
0.10	WC	2,25	6,30
0.11	WC	2,25	6,30
0.12	WC	2,25	6,30
0.13	WC	2,25	6,30
0.14	WC	2,25	6,30
0.15	WC	2,25	6,30
0.16	WC	2,25	6,30
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0.18	WC	2,25	6,30
0.19	WC	2,25	6,30
0.20	WC	2,25	6,30
0.21	WC	2,25	6,30
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0.96	WC	2,25	6,30
0.97	WC	2,25	6,30
0.98	WC	2,25	6,30
0.99	WC	2,25	6,30
1.00	WC	2,25	6,30

