



Apartment Four-bedroom (5+kk)

Sold

149 m², Prague 5, Malvazinky, Na Farkáně III





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| | |
|------------------|--------------------|
| Total area | 208 m ² |
| Floor area* | 149 m ² |
| Balcony | 12 m ² |
| Terrace | 48 m ² |
| Garden | 135 m ² |
| Parking | 800 000 CZK |
| Garage | Yes |
| Cellar | Yes |
| PENB | C |
| Reference number | 101700 |

This unique, completely new duplex family apartment with a garden, two terraces, a balcony, and the option to purchase a garage space is located on the 2nd and 3rd floor of a completely renovated villa from 1925 with only 3 apartment units. The house stands in a quiet place right next to a park in the vicinity of the traditional villa district of Malvazinky.

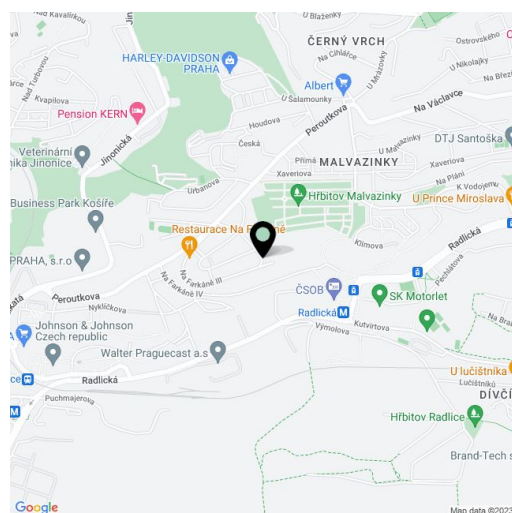
On the entrance level is a large living room with access to a **private garden terrace**, an adjoining kitchen with a dining area and **balcony**, 2 bedrooms, a bathroom (with a bathtub, shower, and toilet), a separate toilet, a utility room, a corridor, and a foyer. In the attic are 2 bedrooms, a bathroom, a **dressing room**, and a **large terrace**.

The renovated house meets **energy-efficiency certification requirements**. The interior is finished to a **higher standard**, including **wooden floors**, large-format windows, **Italgraniti tiles in a marble decor**, Laufen, Grohe, and Riho sanitary ware, **POL-SKONE** interior rebated doors. A gas boiler provides **underfloor heating** in the entire apartment. It is possible to purchase a **garage space**. The facilities include a preparation for air-conditioning, window blinds, and an alternative heating method (heat pump).

The villa is part of a residential development located right next to the **Na Farkáně forest park and the new Waltrovka Park** and next to the **Košíře-Motol nature park**. The neighborhood facing Radlická Street is being gradually revitalized, and a new neighborhood is being created here with landscaped greenery and a good range of services. A supermarket, **sports hall**, fitness studio, or **swimming pool** is 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 149.2 m², garden 135 m², terraces 26.5 m² + 21 m², balcony 11.5 m².

The visualizations are illustrative only.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



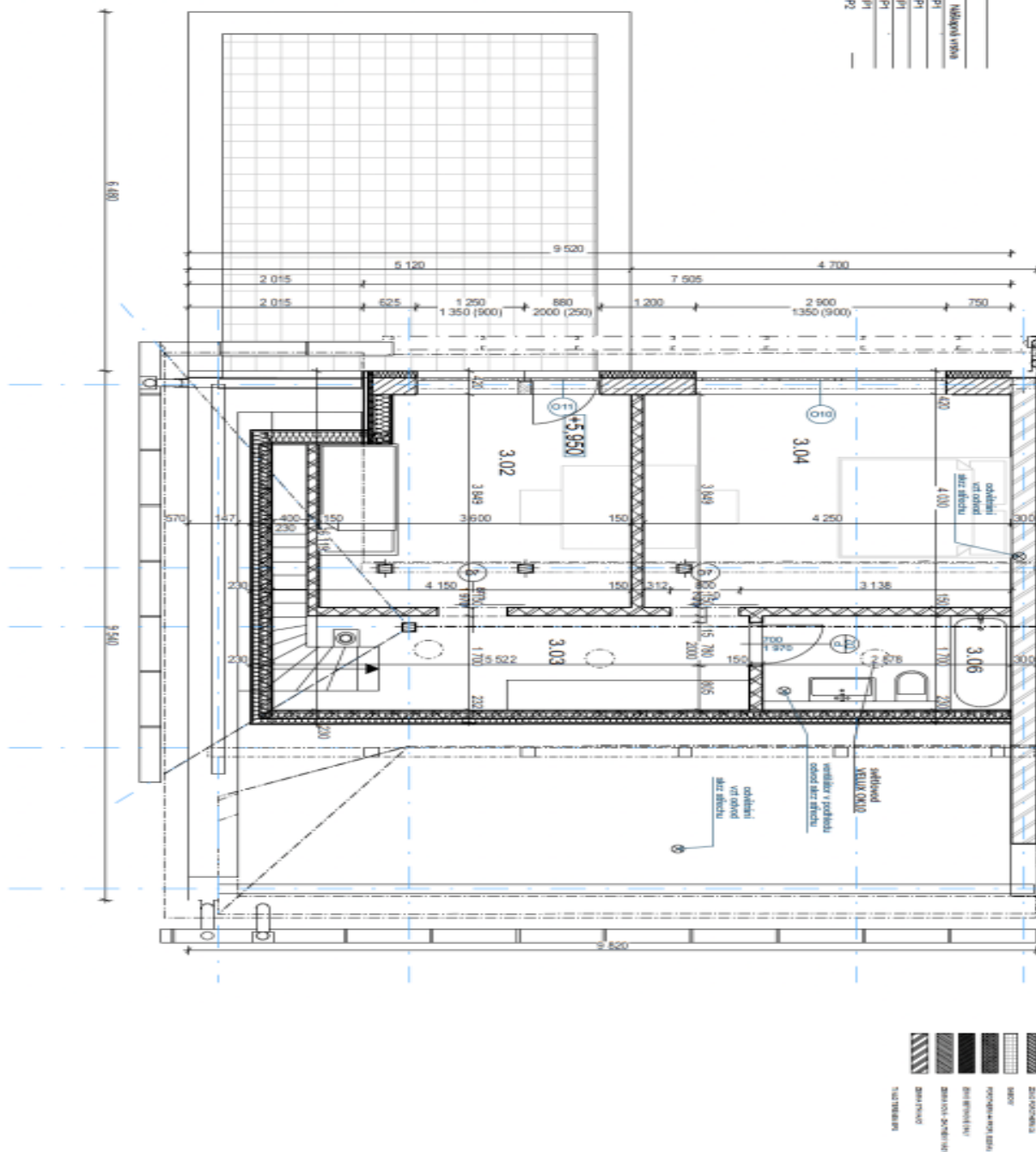
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| Tabulka měřené 3.NP | | | |
|---------------------|---------------|--------------|---------------|
| č. | Název měření | Prostředí | Měřítko výška |
| 3.02 | Ložnice | 9,11 | P1 |
| 3.03 | Kuchyň | 9,68 | P1 |
| 3.04 | Ložnice | 10,36 | P1 |
| 3.05 | Koupelna | 4,89 | P1 |
| | CELKEM | 44,03 | P1 |

PŮDORYS 3.NP

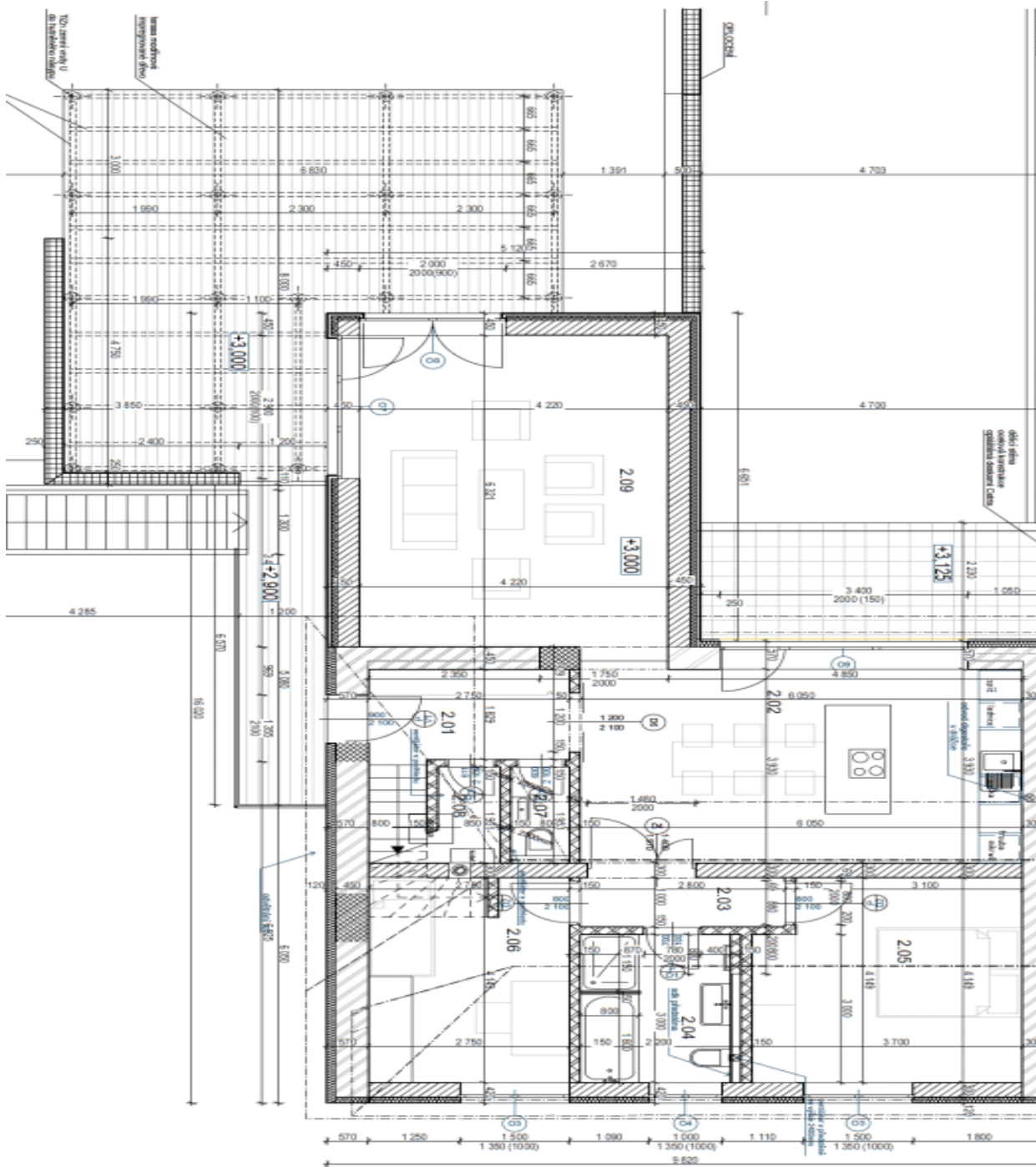




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PŮDORYS 2.NP

| Č. | Název | Průměr (m ²) | Podlahová plocha (m ²) |
|------|------------------|--------------------------|------------------------------------|
| 2.01 | obývací pokoj | 18,00 | 18,00 |
| 2.02 | kuchyň + jídelna | 20,40 | 20,40 |
| 2.03 | obývací pokoj | 2,90 | 2,90 |
| 2.04 | obývací pokoj | 14,80 | 14,80 |
| 2.05 | obývací pokoj | 11,41 | 11,41 |
| 2.06 | obývací pokoj | 1,70 | 1,70 |
| 2.07 | obývací pokoj | 1,70 | 1,70 |
| 2.08 | obývací pokoj | 2,10 | 2,10 |
| 2.09 | obývací pokoj | 2,10 | 2,10 |
| | | | 98,42 m² |

LEGENDA MATERIÁLŮ

- dřevotřísková deska
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- keramická dlažba
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