



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 | Possibility to purchase the garage space |
| 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.**

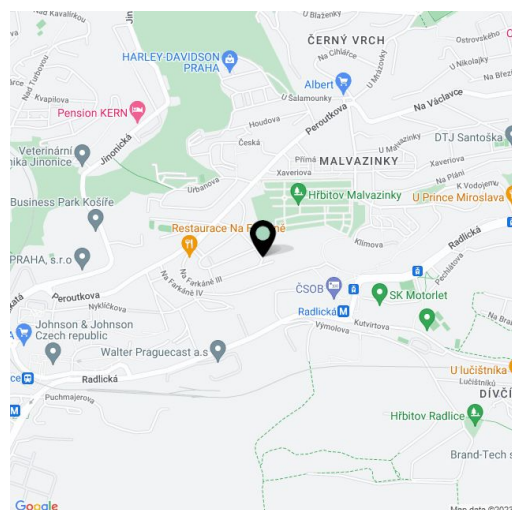
The renovated house meets **energy-efficiency certification requirements**. The interior is finished to a **higher standard**, including **wooden floors**, large-format windows, **Italgraniti tiles in a marble decor**, Laufen, Grohe, and Riho sanitary ware, **POL-SKONE** interior rebated doors. A gas 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.





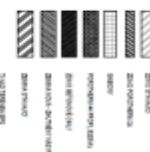
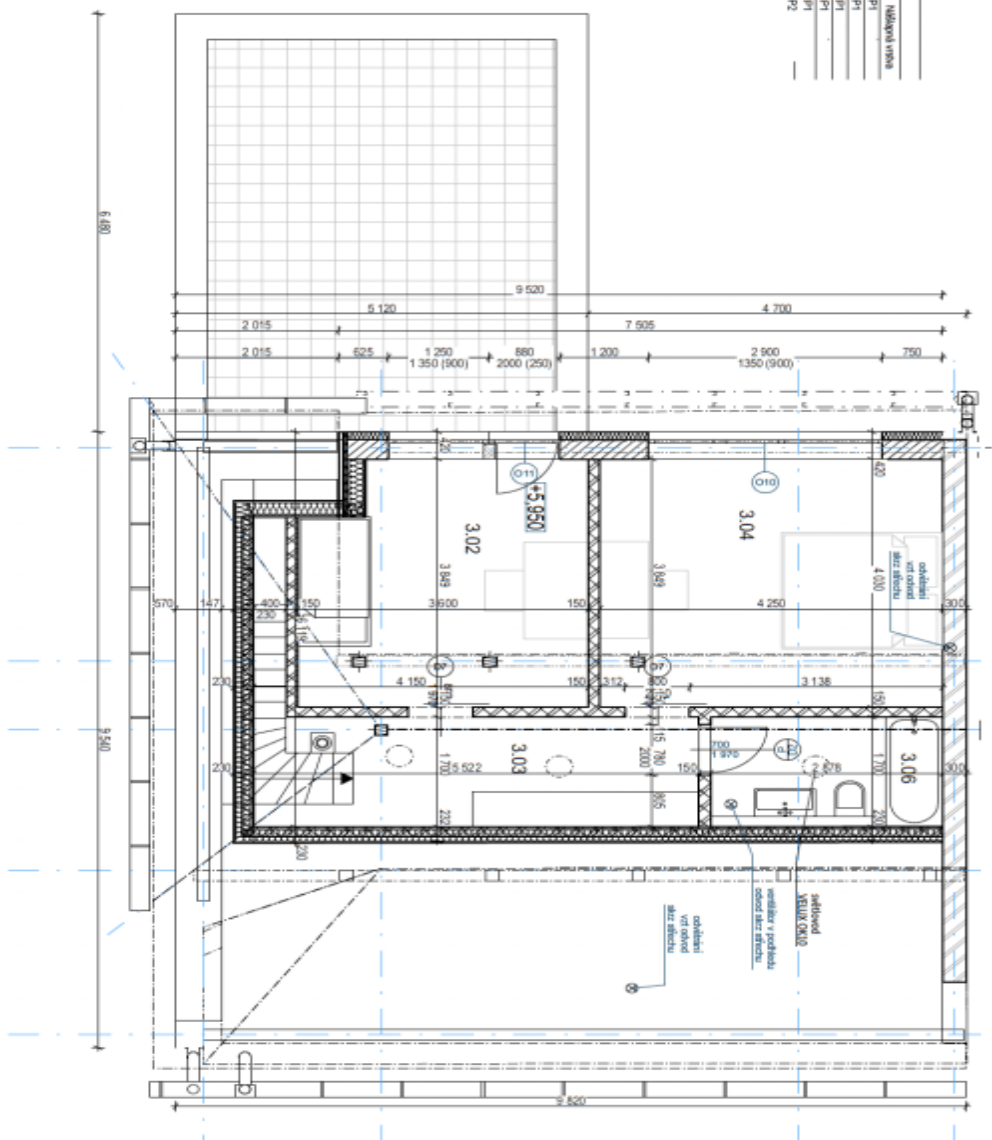
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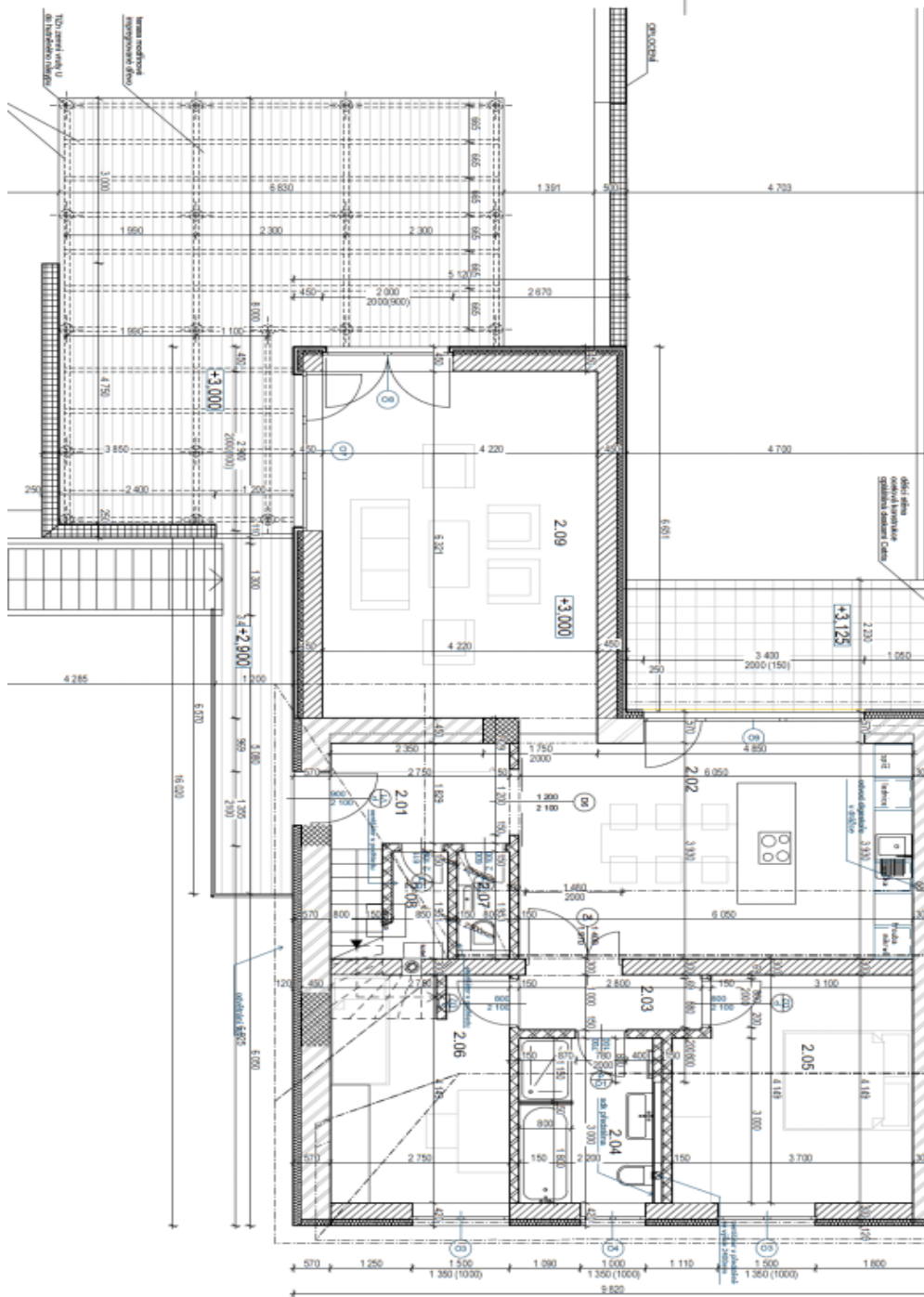
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Sold

| Tabulka měřené plochy 3NP | | | |
|---------------------------|-----------------|----------------------------|-----------------|
| Č. | Název místnosti | Plocha m ² | Nákladní výšina |
| 3.01 | Ložnice | 13,14 | P1 |
| 3.02 | Kuchyně | 9,94 | P1 |
| 3.03 | Ložnice | 16,36 | P1 |
| 3.04 | Kuchyně | 4,89 | P1 |
| | | 44,33 m² | P1 |

PŮDORYS 3NP



**Apartment Four-bedroom (5+kk)**149 m², Prague 5, Malvazinky, Na Farkáně III**Sold****PŮDORYS 2.NP**

| Č. | Název materiálu | Popis (m ²) | Velikost místnosti |
|-------|-----------------|-------------------------|--------------------|
| 1.01 | obklad | 6,00 | pl |
| 1.02 | keramika + sklo | 38,46 | pl |
| 1.03 | okna | 2,90 | pl |
| 1.04 | okna | 6,00 | pl |
| 1.05 | okna | 14,96 | pl |
| 1.06 | okna | 11,81 | pl |
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| 1.100 | okna | 1,36 | pl |

LEGENDA MATERIÁLU

| | |
|--|----------------------|
| | betón |
| | cihla |
| | stropnicový materiál |
| | tepelná izolace |
| | podlahový materiál |
| | stěnový materiál |
| | střechový materiál |