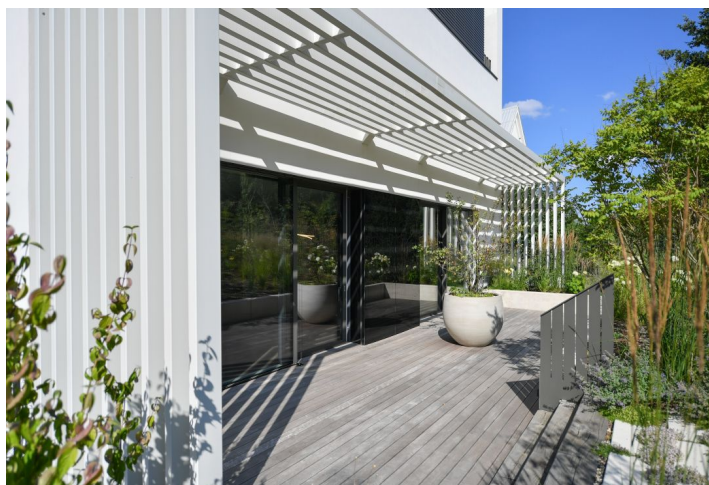
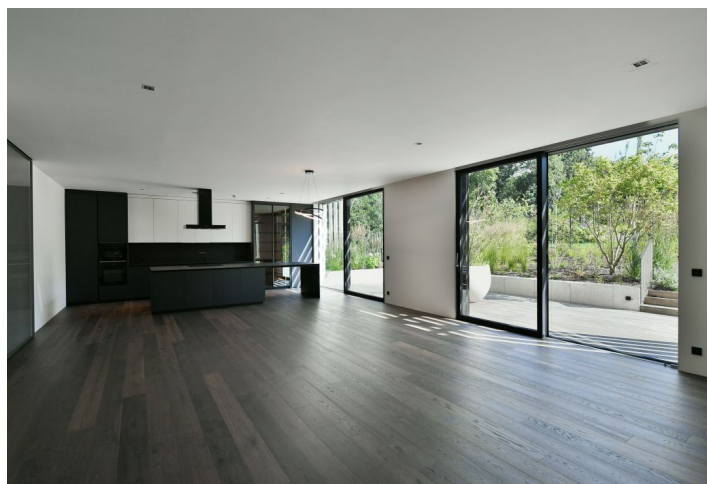




## Apartment Four-bedroom (5+kk)

€ 2 767 769 | CZK 69 900 000

223.3 m<sup>2</sup>, Prague 5, Smíchov, Na Cihlářce





## Apartment Four-bedroom (5+kk)

€ 2 767 769 | CZK 69 900 000

223.3 m<sup>2</sup>, Prague 5, Smíchov, Na Cihlářce

Total area	367 m <sup>2</sup>
Floor area*	223 m <sup>2</sup>
Terrace	144 m <sup>2</sup>
Parking	30 m <sup>2</sup> private garage
Garage	30 m <sup>2</sup>
Cellar	27 m <sup>2</sup>
PENB	B
Reference number	104360

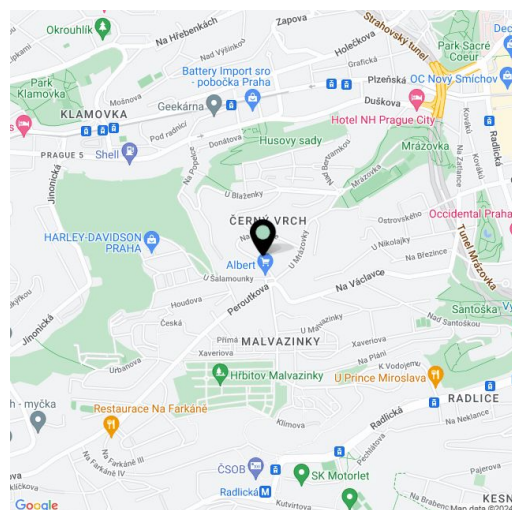
This unique spacious apartment with a kitchen and built-in Poliform Italian brand wardrobes, 2 terraces (65.2 m<sup>2</sup>), a large professionally established garden (78.5 m<sup>2</sup>) full of fragrant roses and lavender, a private garage (29.8 m<sup>2</sup>), and a hobby room (27 m<sup>2</sup>) is part of the new luxury Vila ÉPOQUE residence, located in a beautiful garden in the refined district of Malvazinky, in the vicinity of the Winternitz Villa and Pick Villa architectural icons, setting a new standard for exclusive residential living.

The generously apportioned layout consists of an almost 80-meter living space, a master bedroom with an en-suite bathroom, another 3 bedrooms, a central bathroom, a separate toilet, 3 dressing rooms, a utility room, and an entrance hall. The interior is seamlessly connected to a south-facing terrace and garden, and 3 bedrooms have access to the north-facing terrace.

Vila ÉPOQUE is defined by refined materials of the highest quality and the careful execution of every detail. Designed by the Poliform Italian designer giant, the top-of-the-line kitchen with a central island is equipped with premium built-in appliances from the quality Miele brand, complemented by the same design with sophisticated storage space, built-in wardrobes, and fully fitted walk-in wardrobes. The bathrooms are equipped with brand-name sanitary ware and Axor faucets made of polished black chrome. The high-standard facilities also include three-layer wooden floors, large-format wall and floor tiles from the Italgraniti Italian manufacturer, 2.4m high interior doors with concealed hinges, Josko wood-aluminum windows with insulating triple glazing and exterior blinds, and security entrance doors. A complete design of the interior equipment is also available, which can be realized in its entirety if interested, or brought to absolute perfection according to the buyer's requirements and in cooperation with the STOPKA company.

The villa's comfort of living is enhanced by high-end technologies. Master key and smart home systems facilitate and automate various functions such as lighting, exterior blinds, heating and draft-free cooling, or remote control of the garage. Magnetic window and entrance door detectors as well as smoke and motion detectors are integrated into the security and emergency system. Energy-saving and ecological heating is made possible by heat pumps with geothermal ground water wells, and the supply of fresh air is ensured by a central air-conditioning unit. The apartment includes a lockable club garage designed for three large cars and a hobby room that can be used in any way, for example as a private listening room for quality music or a tasting room with a wine cellar.

The automatically irrigated garden was designed by the renowned Atelier Flera studio, and the common areas by the under-construction architects



\* 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.



## Apartment Four-bedroom (5+kk)

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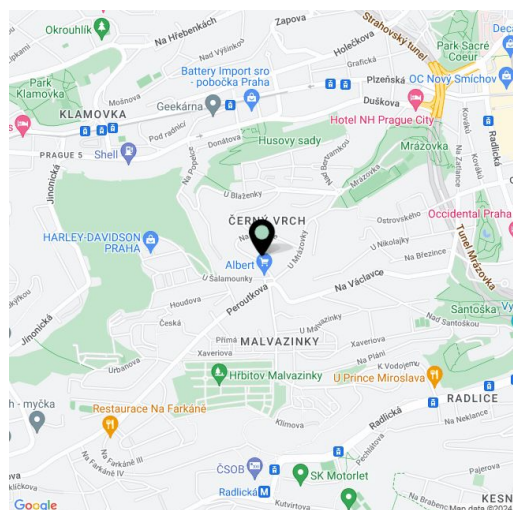
223.3 m<sup>2</sup>, Prague 5, Smíchov, Na Cihlářce

Total area	367 m <sup>2</sup>
Floor area*	223 m <sup>2</sup>
Terrace	144 m <sup>2</sup>
Parking	30 m2 private garage
Garage	30 m <sup>2</sup>
Cellar	27 m <sup>2</sup>
PENB	B
Reference number	104360

studio.

Vila **ÉPOQUE** is a new addition to the **prestigious residential district of Malvazinky**, in which **ancient vineyards** have been preserved, complemented later by numerous **villas from the 1930s**. Among the most important are the Winternitz Villa by Adolf Loos and Karel Lhota or the Pick Villa by the architect Ernst Wiesner. The district has an excellent location for pleasant urban living—it is equally close to the lively **center of Smíchov, Anděl**, and **international schools**, as well as to the **nature of the surrounding parks**.

Floor area 223.3 m<sup>2</sup>, exterior total 143.70 m<sup>2</sup>, of which terraces 25.6 m<sup>2</sup> and 39.6 m<sup>2</sup>, and garden 78.5 m<sup>2</sup>, cellar/hobby room 27 m<sup>2</sup>, private garage 29.8 m<sup>2</sup>.



\* 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.



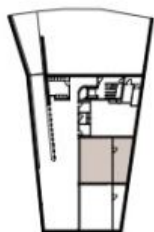
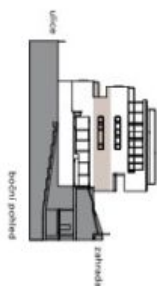
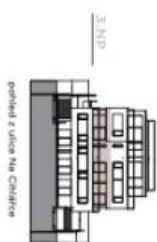
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Celková plocha bytu je včetně prachu přičítá a vnitřních nezbytných systémů včetně měřičů č. 386/2013 Sb. Všechny měřiče a informace jsou pouze orientační, sloužící oddělení je specializovaní ve standardech bytu. Investor si vyhrazuje právo na změnu.



hobby místnost — 27 m<sup>2</sup>

garáž — 3 parkovací stání

podlaží — 1.PP

**GARÁŽ**

zahradka — 71 m<sup>2</sup>

terasy — 70 m<sup>2</sup>

podlahová plocha bytu — 223 m<sup>2</sup>

užitná plocha bytu — 208 m<sup>2</sup>

dispozice — 5+kk

podlaží — 3.NP

BYT

## 3 fleur