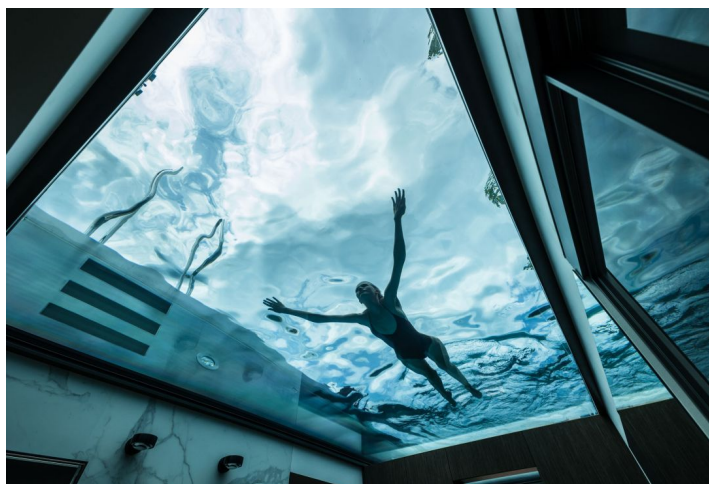




Apartment Three-bedroom (4+kk)

€ 3 157 479 | CZK 79 900 000

159.7 m², Prague 5, Smíchov, Na Cihlářce





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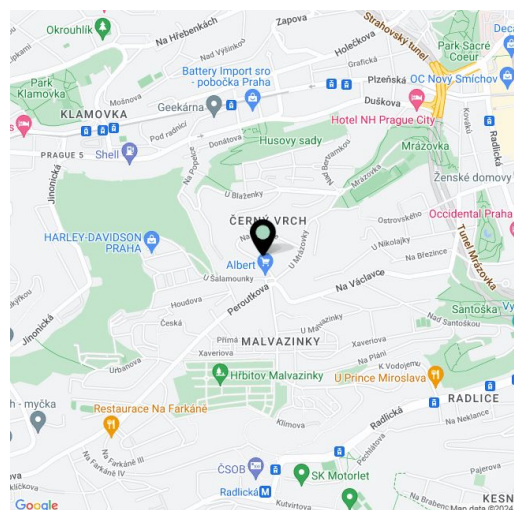
Total area	382 m ²
Floor area*	160 m ²
Terrace	222 m ²
Parking	Private 53 m ² garage
Garage	53 m ²
Cellar	14 m ²
PENB	B
Reference number	105241

Premium penthouse with a large rooftop terrace (136.6 m²), lockable club garage (52.8 m²), hobby room (14m²) unique rooftop pool with a transparent bottom (16.4 m²), which, in addition to an extraordinary experience, also offers breathtaking views of the historic part of Prague all the way up to the outline of the world-famous Žižkov Tower on the horizon. The elegance, style, and timelessness of the minimalist interior designed by an Italian designer giant—the Poliform brand—combined with first-class functionality, while the latest technology will meet the highest demands of future owners.

The fully equipped apartment occupies **the entire 4th floor** of a modern villa from 2023. The over **60-meter living room** with a **south-facing** kitchen and dining room, creates a unique space that is constantly illuminated by the sun thanks to large-format windows. From the master bedroom with an en-suite bathroom and from the second bedroom with a **walk-in wardrobe** and from the study you can enter the airy **terrace forming a walkway around the apartment**. The generous area and comfort of the apartment with a **floor area of 160 m²** is completed by a second bathroom, a walk-in wardrobe, a pantry, and a foyer. An outdoor staircase accessible from the living room leads to a spectacular **roof terrace** with a professionally landscaped garden and **glass-bottomed infinity pool**, the jewel of this exceptional residence.

Refined materials of the **highest quality** were used in the construction of **Vila ÉPOQUE**, which underscore the luxury and careful execution of every detail. The pool with a transparent bottom provides **breathtaking views from the interior of the apartment all the way up to the open sky**. This **technological gem from the BERNDORF Baderbau studio** is set in a beautiful rooftop garden designed by Ferdinand Leffler with automatic irrigation. It is located in a beautiful rooftop automatically irrigated garden designed by Ferdinand Leffler. The high-end Italian designer **Poliform** kitchen with a central island and built-in appliances of the highest range from the quality **Miele** brand is complemented by ingenious **storage space and built-in cabinets** that ensure maximum efficiency. Poliform divides interior storage systems into so-called day and night storage systems. Together, they create a harmonious, functional custom-made interior for this space. The bathrooms are equipped with brand-name sanitary ware and **Axor** faucets made of polished black chrome.

The premium facilities also include three-layer wooden floors, large-format wall and floor tiles from the Italian **Italgraniti** brand, **2.4m high** interior doors **with concealed hinges**, **Josko** wood-aluminum windows with insulating triple glazing and **exterior blinds**, and entrance security doors. **Smart home systems** facilitate and automate various home functions. It is used, for



* 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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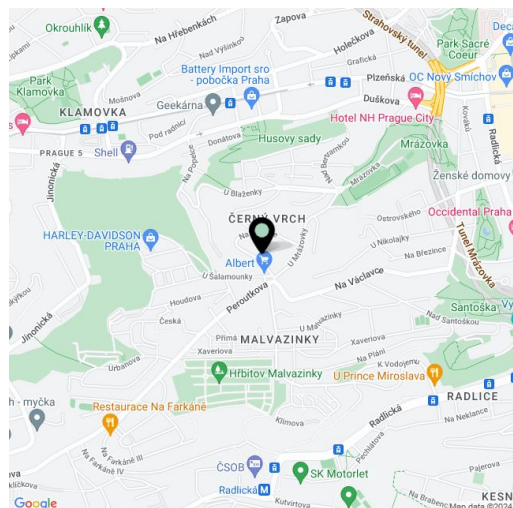
Total area	382 m ²
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example, to control lighting, exterior blinds, heating, and **draft-free cooling** or remote control of the garage. Magnetic window and entrance door detectors as well as smoke and motion detectors are integrated into the security and emergency system. **Energy-saving and ecological heating** is made possible by heat pumps with geothermal ground water wells, while the supply of fresh air is ensured by a **central air-conditioning unit**. The garden has automatic irrigation. The penthouse includes a large **lockable three-car club garage (52.8 m²)** and a **hobby room (14m²)** 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.

In Vila ÉPOQUE, the common areas of the building also received extraordinary care. Everything from the mailboxes, the stairs, the railings, and handles to the stone cladding, were created by the designers and architects of the **under-construction architects studio**. The airy staircase is lit by stylish **Bomma Czech lights**.

The residence is sensitively nestled among the villas from the 1930s in the **Malvazinky** district of Prague, whose history dates back to the Baroque period. The **Winternitz Villa** by architects Adolf Loos and Karel Lhota or the **Pick Villa** by architect Ernst Wiesner can be found in the immediate vicinity. The location of the district allows for both comfortable urban living within reach of the bustling Smíchov center of Anděl and several prestigious international schools, as well as **the greenery** and peaceful atmosphere of the adjacent parks.

Floor area 159.7 m², terrace 68.8 m², roof terrace and garden 153 m² (swimming pool 16.4 m²), cellar/hobby room 14 m², private garage 52.8 m².



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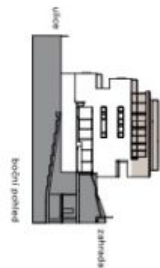
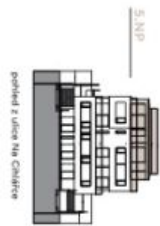
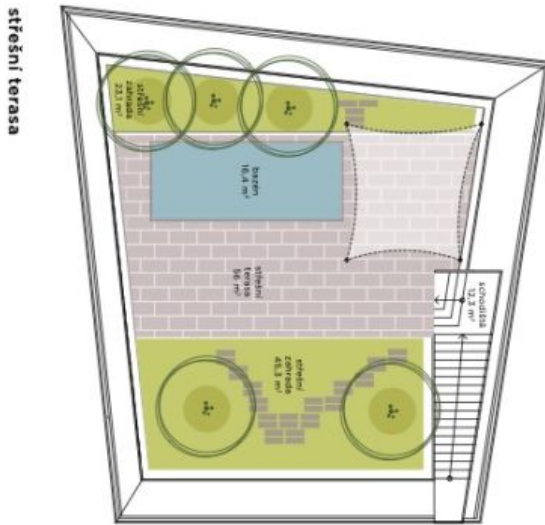


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epocha



5
grand

BYT

podlaží	5.NP
dispozice	4+kk
úžitná plocha bytu	148 m ²
podlahová plocha bytu	160 m ²
terasa	70 m ²
střešní terasa a schodiště	68 m ²
bazén	16 m ²
střešní zahrada	68 m ²
GARÁŽ	
podlaží	1.NP
garáž	3 parkovací stání
hobby místnost	14 m ²