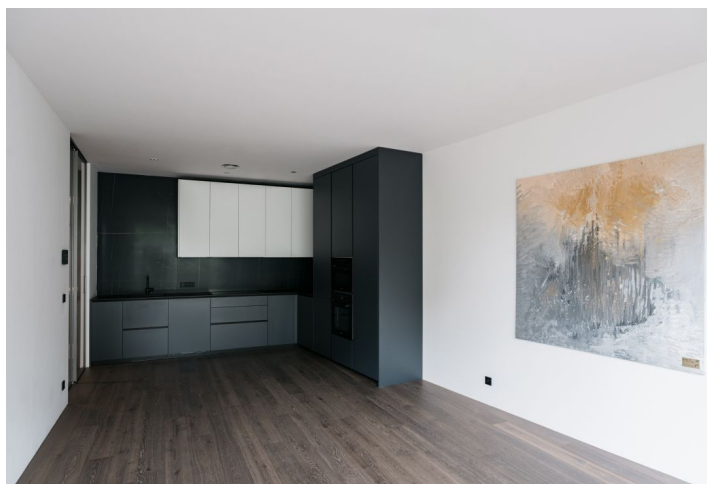




Apartment Two-bedroom (3+kk)

€ 1 178 331 | CZK 29 800 000

112.5 m², Praha 5, Smíchov, Na Cihlářce





Apartment Two-bedroom (3+kk)

€ 1 178 331 | CZK 29 800 000

112.5 m², Praha 5, Smíchov, Na Cihlářce

Total area	198 m ²
Floor area*	113 m ²
Terrace	86 m ²
Parking	Private garage 42 m ²
Garage	42 m ²
Cellar	15 m ²
PENB	B
Reference number	105357

This unique ground-floor apartment with a terrace (25.7 m²), a club lockable garage (42 m²), a hobby room (15 m²), and a blossoming garden (60.2 m²) designed by the well-known landscape architect Ferdinand Leffler is part of the latest addition to the villas in Prague's Malvazinky neighborhood. Vila ÉPOQUE is a technological and designer gem that sets a new standard for exclusive residential living.

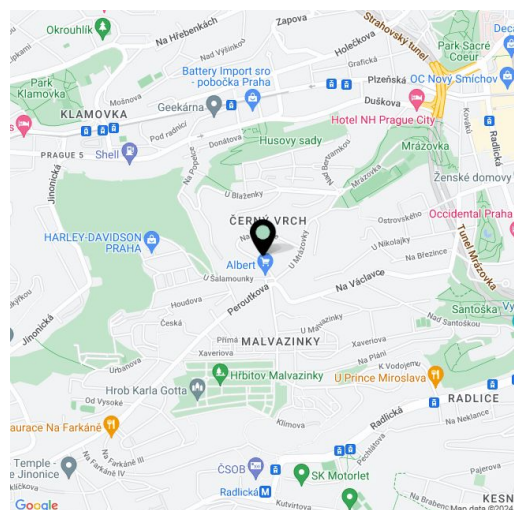
Both the living room with a kitchen and 2 large bedrooms have access to the terrace and private garden. The layout also includes 2 bathrooms, a utility room, an entrance hall, and a foyer with direct access to a double garage with a hobby room.

Refined materials of the highest quality have been used in the construction of Villa ÉPOQUE, highlighting the luxury and meticulous execution of every detail.

Designed by the Italian designer giant Poliform, the top-of-the-range kitchen with a central island is equipped with premium built-in appliances from the quality Miele brand and complemented by ingenious storage space, built-in closets, and fully fitted wardrobes according to the same design. Bathrooms are equipped with brand-name sanitary ware and Axor faucets in polished black chrome. The high standard also includes three-layer wooden floors, large-format tiles from the Italian manufacturer Italggraniti, 2.4 m high rebateless interior doors, Josko wood-aluminium windows with insulating triple glazing and exterior blinds, and security entrance doors. Master key and smart home systems make various home functions easier and more automated such as lighting, exterior blinds, heating and draught-free cooling, or remote control of the garage. Magnetic detectors for windows and entrance doors as well as smoke and motion detectors are integrated into the security and emergency system. Energy-efficient and environmentally friendly heating is provided by geothermal ground source heat pumps, and fresh air is supplied by a central air-conditioning unit.

The apartment includes a club lockable garage designed for three large cars and a hobby room that can be used for leisure activities. There is also a complete interior design, which can be implemented in its entirety if desired, or according to the buyer's requirements and in cooperation with STOPKA to complete perfection.

Villa ÉPOQUE is located among the first republic villas in the prestigious residential area of Malvazinky, which provides urban living with a full range of services within easy reach. It is equally close to the bustling



* 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 Two-bedroom (3+kk)

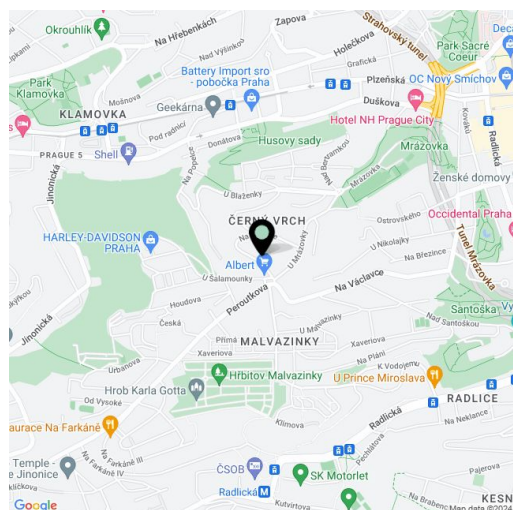
€ 1 178 331 | CZK 29 800 000

112.5 m², Praha 5, Smíchov, Na Cihlářce

Total area	198 m ²
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centre of Smíchov as it is to the greenery of the surrounding **Santoška** or **Sacré Coeur** parks.

Floor area 112.5 m², exterior total 85.9 m², of which terrace 25.7 m² and garden 60.2 m², cellar/hobby room 15 m², private garage 42 m².



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Apartment Two-bedroom (3+kk)

€ 1 178 331 | CZK 29 800 000

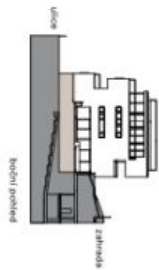
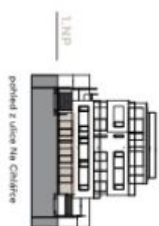
112.5 m², Praha 5, Smíchov, Na Cihlářce

epocha

1. deco



Čistková plocha bytu je včetně podlahové a vnitřní rošty sítě dle Všeobecného nariadení č. 386/2013 Sb. Všechny materiály a informace jsou pouze orientační, žádná doporučení je zpracovávaná ve standardech bytu. Investor si vyhradzuje právo na změnu.



BYT

podlaží — 1.NP

dispozice — 3+kk

užitná plocha bytu — 103 m²

podlahová plocha bytu — 113 m²

terasa — 26 m²

zahradka — 60 m²

GAJAZ

garáž — 2 parkovací stání

hobby místnost — 15 m²