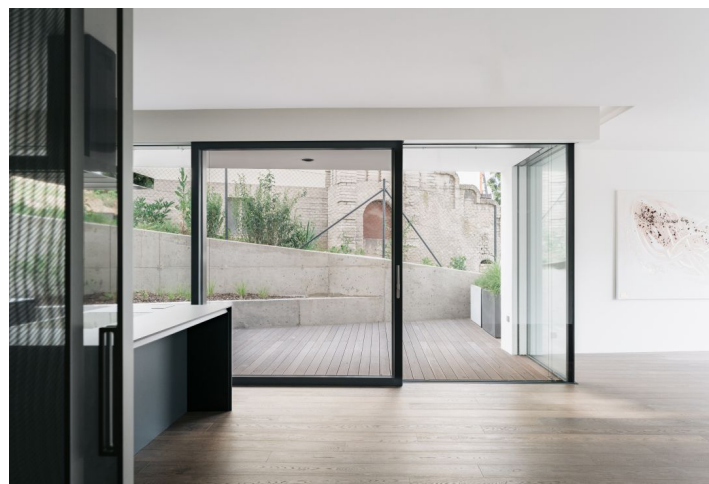




Apartment Four-bedroom (5+kk)

€ 2 368 525 | CZK 59 900 000

232.9 m², Praha 5, Smíchov, Na Cihlářce



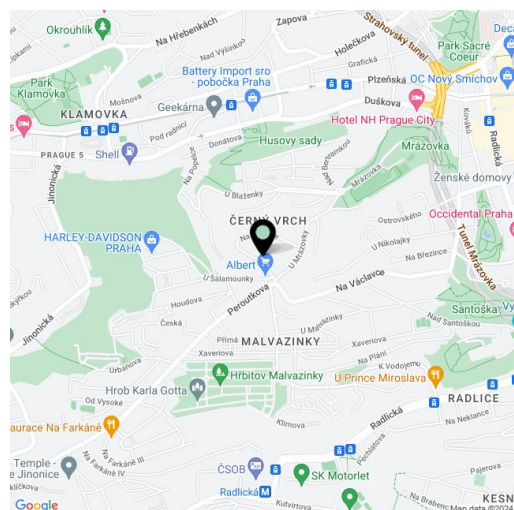


Apartment Four-bedroom (5+kk)

€ 2 368 525 | CZK 59 900 000

232.9 m², Praha 5, Smíchov, Na Cihlářce

Total area	321 m ²
Floor area*	233 m ²
Terrace	88 m ²
Parking	52 m ² private garage
Garage	52 m ²
Cellar	14 m ²
PENB	B
Reference number	105358



* 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.

This unique, over 200-meter apartment with 2 terraces and elevated gardens (87,6 m²), a large club garage (52 m²), and a hobby room (14 m²) is located in the boutique Vila ÉPOQUE residence, in Prague's Malvazinky neighborhood, right across from the famous Winternitz Villa. The building, which represents the *crème de la crème* of the current real estate market, is characterized by exceptional design, luxury, and technological innovation bringing maximum comfort to its residents.

The comfortable layout of the 1st floor apartment offers an over 50-meter living room with a kitchen, 2 bedrooms with their own **walk-in wardrobes** and en-suite bathrooms, another 2 bedrooms with a shared bathroom and walk-in wardrobe, a separate toilet, and an entrance hall. From the living room and one bedroom you can enter the **west-facing terrace** with **elevated gardens**, and 2 bedrooms have access to the **east-facing terrace**.

During the construction of Villa ÉPOQUE, refined materials of the highest quality were used, which underline the luxury and careful execution of every detail.

Designed by the **Poliform Italian designer giant**, the premium kitchen with a central island is equipped with **top-of-the-range 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 tiles and floor tiles from the Italian **Italgraniti** manufacturer, **2.4m high interior doors with concealed hinges**, **Josko** wood-aluminum windows with insulating triple glazing and **exterior blinds**, entrance security doors. **Master key and smart home systems** facilitate and automate various home 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 **self-closing club garage** designed for three large cars and a **hobby room** that can be used in any way, for example as a private auditorium for quality music or a tasting room with a wine cellar. **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.



Apartment Four-bedroom (5+kk)

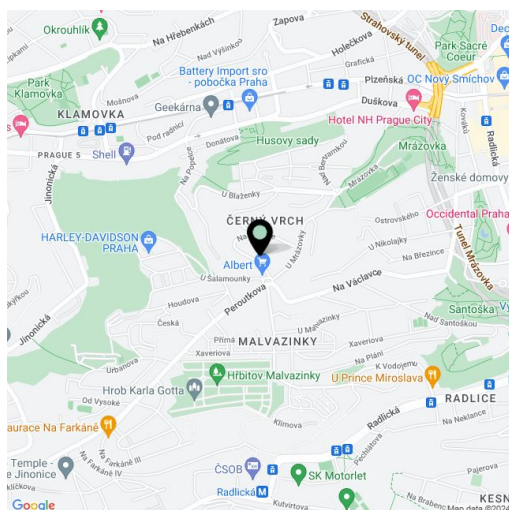
€ 2 368 525 | CZK 59 900 000

232.9 m², Praha 5, Smíchov, Na Cihlářce

Total area	321 m ²
Floor area*	233 m ²
Terrace	88 m ²
Parking	52 m2 private garage
Garage	52 m ²
Cellar	14 m ²
PENB	B
Reference number	105358

The residence is located in the prestigious **Malvazinky residential district** with mainly **villas from the 1930s**, among which the Winternitz Villa by Adolf Loos and Karel Lhota or the Pick Villa by architect Ernst Wiesner stand out. The district provides 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 232.9 m², terraces and elevated garden beds in total 87.6 m² (59.5 m² and 28.1 m²), cellar/hobby room 14 m², private garage 52 m².



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Čistková plocha bytu je včetně podlahy a vnitřních rozvodů sítě dle výškového rozpisu č. 386/2013 Sb. Všechny měřené údaje a informace jsou pouze orientační, přesná hodnota je specifikována ve standardech bytu. Investor si vyhradil právo na změnu.



standardní vybavení a zařízenosti přednosti
nepřítomnost vybavení a nábytku

epocha

2
belle

BYT

podlaží — 2.NP

dispozice — 5+kk

užitná plocha bytu — 216 m²podlahová plocha bytu — 252 m²terasy — 58 m²terasa se sníženou částí — 5 m²vyvýšené zahrony — 27 m²

GARAZ

podlaží — 1.NP

garáž — 3 parkovací stání

hobby místnost — 14 m²