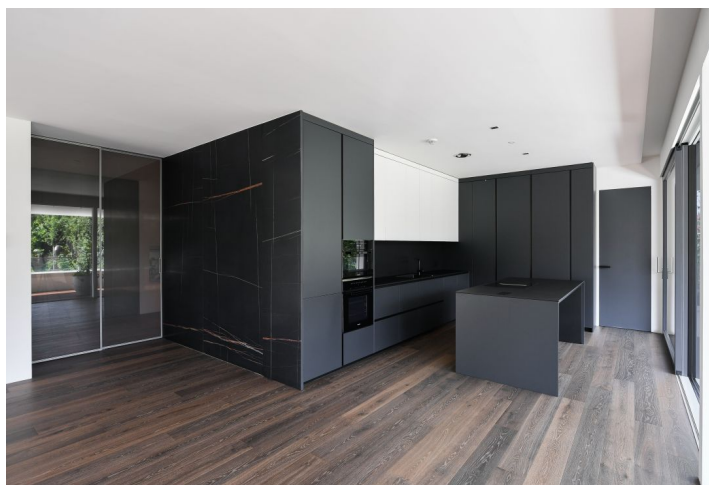
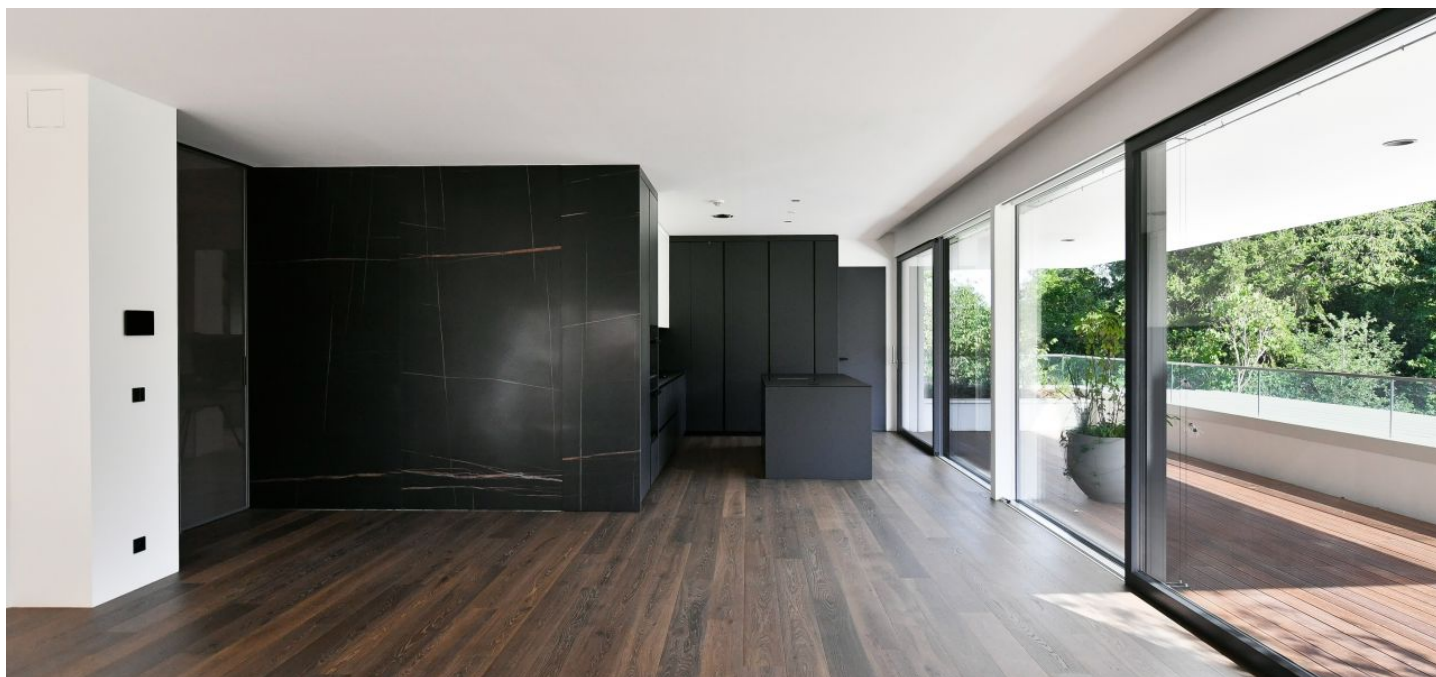




Apartment Three-bedroom (4+kk)

€ 2 377 343 | CZK 59 600 000

194.4 m², Prague 5, Smíchov, Na Cihlářce





Apartment Three-bedroom (4+kk)

€ 2 377 343 | CZK 59 600 000

194.4 m², Prague 5, Smíchov, Na Cihlářce

Total area	229 m ²
Floor area*	194 m ²
Terrace	34 m ²
Parking	Private garage 54 m ²
Garage	54 m ²
Cellar	16 m ²
PENB	B
Reference number	105360

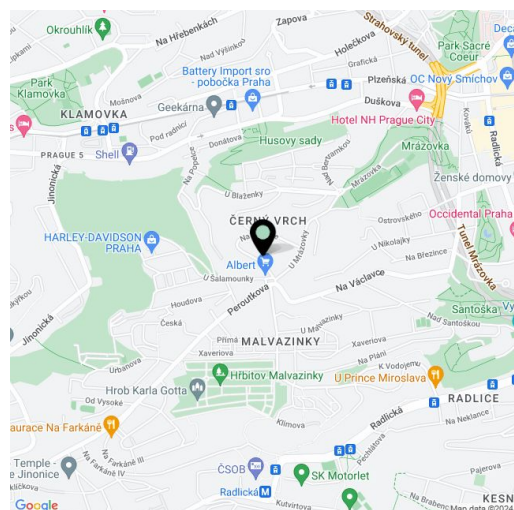
Beautiful, almost 200-meter apartment with 3 bedrooms, a lockable club garage (54 m²), a hobby room (16 m²), and a sunny terrace (24.6 m²), which provides unique views of the surrounding prestigious Malvazinky district. Vila ÉPOQUE, in which this original apartment occupies the entire 4th floor, is a new architectural and technological gem occupying a place of honor directly opposite the famous Winternitz Villa.

The apartment's clever layout consists of a sunny over 60-meter living room with a kitchen, pantry, and dining area with large-format windows connected to a terrace surrounded by raised garden beds. In its other section is a bedroom with an en-suite bathroom and walk-in closet, another 2 bedrooms with a shared bathroom, and a guest toilet.

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 Italgraniti, 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.

Prague's Malvazinky neighborhood is the epitome of elegant urban living within easy reach of fine restaurants, cafes, shops, international schools, and private medical clinics, as well as the well-maintained greenery of the beautiful Sacré Coeur, Santoška, and Mrázovka parks.



* 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.



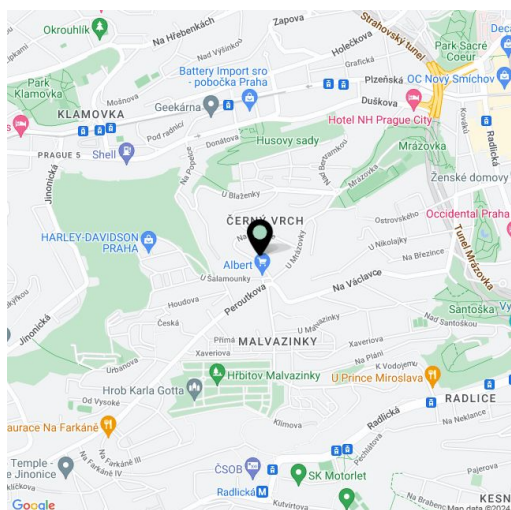
Apartment Three-bedroom (4+kk)

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Floor area 194.4 m², terraces and elevated garden beds in total 34.2 m² (24.6 m² + 9.6 m²), cellar/hobby room 16 m², private garage 54 m².



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Apartment Three-bedroom (4+kk)

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epocha



Časová plocha bytu je včetně podlahy a vnitřních rozvodů sítě dle platného nariadení č. 386/2013 Sb. Všechny měřené a informací jsou pouze orientační, přesná hodnota je specifikována ve standardech bytu. Investor si vyhradil právo na změnu.

4 haute

BYT

- podlaží — 4.NP
- dispozice — 4+kk
- užitná plocha bytu — 184 m²
- podlahová plocha bytu — 196 m²
- terasa — 25 m²
- vyvýšené zahrony — 10 m²

GARÁŽ

- podlaží — 1.PP
- garáž — 3 parkovací stání
- hobby místnost — 16 m²

