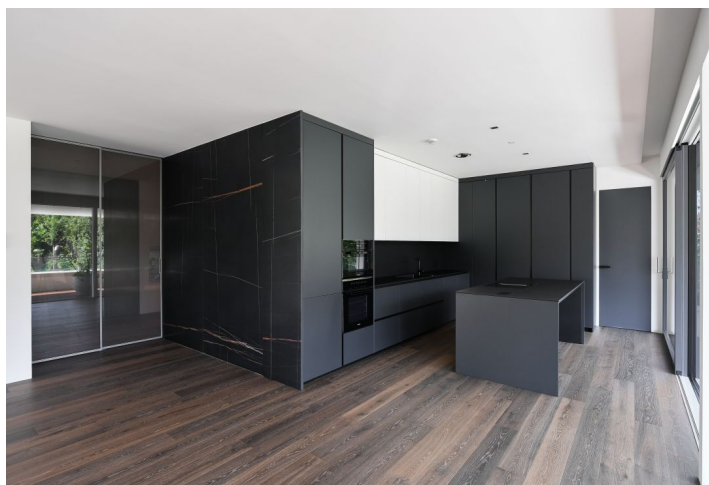
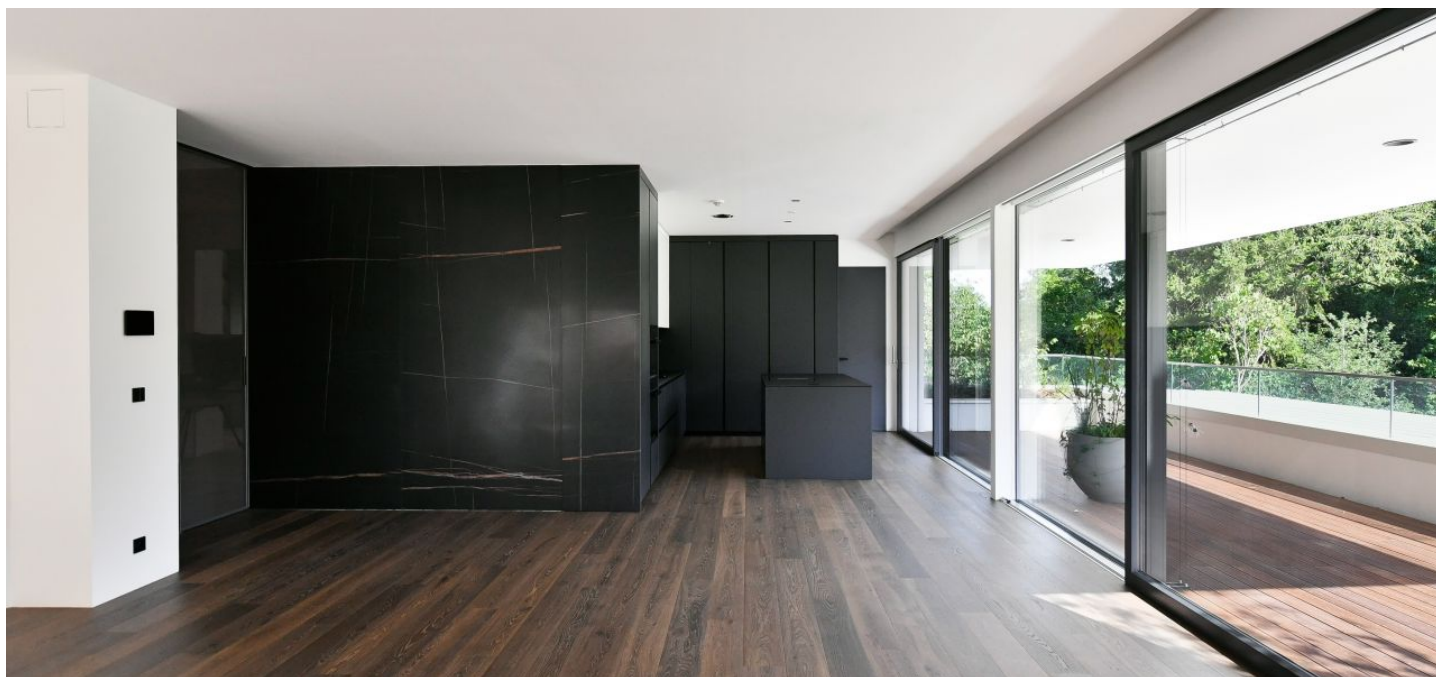




## Apartment Three-bedroom (4+kk)

€ 2 350 621 | CZK 59 600 000

194.4 m<sup>2</sup>, Praha 5, Smíchov, Na Cihlářce





## Apartment Three-bedroom (4+kk)

€ 2 350 621 | CZK 59 600 000

194.4 m<sup>2</sup>, Praha 5, Smíchov, Na Cihlářce

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

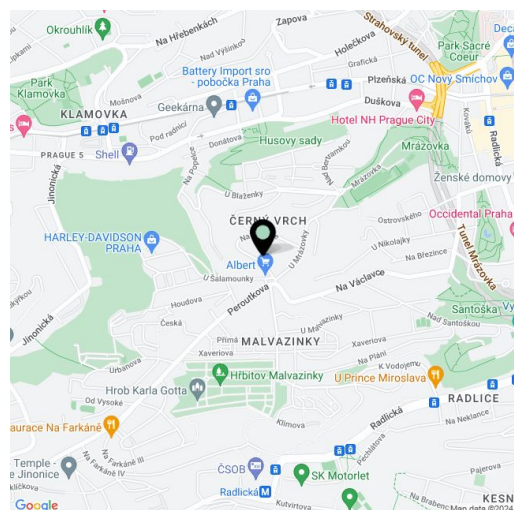
Beautiful, almost 200-meter apartment with 3 bedrooms, a lockable club garage (54 m<sup>2</sup>), a hobby room (16 m<sup>2</sup>), and a sunny terrace (24.6 m<sup>2</sup>), which provides unique views of the surrounding prestigious Malvazinky district. Vila ÉPOQUE, in which this original apartment occupies 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.



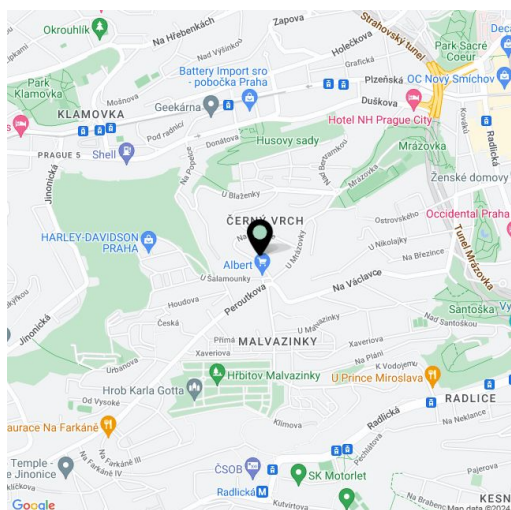
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Floor area 194.4 m<sup>2</sup>, terraces and elevated garden beds in total 34.2 m<sup>2</sup> (24.6 m<sup>2</sup> + 9.6 m<sup>2</sup>), cellar/hobby room 16 m<sup>2</sup>, private garage 54 m<sup>2</sup>.



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# Apartment Three-bedroom (4+kk)

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194.4 m<sup>2</sup>, Praha 5, Smíchov, Na Cihlářce

epocha



Časová plocha bytu je včetně počtu příček a vnitřních rozptylů sítě dle Vládního nařízení č. 386/2013 Sb. Všechny měřené a informací jsou pouze orientační, měřena dodávky je specifikována ve standardech bytu. Investor si vyhradil právo na změnu.

## 4 haute

BYT

- podlaží — 4.NP
- dispozice — 4+kk
- užitná plocha bytu — 184 m<sup>2</sup>
- podlahová plocha bytu — 196 m<sup>2</sup>
- terasa — 25 m<sup>2</sup>
- vyvýšené záhony — 10 m<sup>2</sup>

GARÁŽ

- podlaží — 1.PP
- garáž — 3 parkovací stání
- hobby místnost — 16 m<sup>2</sup>

