



## Apartment Three-bedroom (4+kk)

€ 1 565 766 | CZK 39 700 000

149.5 m<sup>2</sup>, Prague 5, Smíchov





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Total area	210 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Terrace	49 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	106726

\* 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.

**A premium apartment on the top floor of a newly built high-standard residential building located at the foot of Strahov and in close proximity to bustling Smíchov offers breathtaking panoramic views of the city. This boutique-style residence will combine modern architecture with top-tier technological amenities, ensuring an exceptionally comfortable living experience.**

A spacious apartment will be created by joining two neighboring apartments on the highest, 5th floor of the building. The well-thought-out layout consists of a living room with a kitchen and a dining area, from which a sliding **French window** leads to a south-facing **terrace** (approx. 50 m<sup>2</sup>), a master bedroom with an **en-suite bathroom** and a 2nd entrance to the terrace, 2 other bedrooms with a shared **west-facing balcony**, bathroom, separate toilet, 2 walk-in wardrobes, pantry, corridor and hall. The apartment includes **2 garage spaces** and **2 cellars**. The common areas of the building are decorated with **designer coverage** and **all-glass railings**. Each floor is connected by a staircase and an **elevator**, there is a **reception**, a washing station for bikes, strollers or dogs and delivery boxes for e-shop shipments.

The high standard of the apartments is represented by aluminum **sliding windows** with insulating triple glazing and front window blinds, **interior doors with concealed hinges** by Dextūra, wooden double-layer floors in the living rooms, large-format tiles and wall tiles by the **ITALGRANITI** Italian brand in the bathrooms, **Laufen** sanitary ware and **Hansgrohe** faucets, underfloor heating, **air conditioning**, constant water supply fresh air by recuperation or the **Loxone** smart home system.

The attractive area provides a quiet environment for relaxation close to nature (**Kinského zahrady**, **Petřín**, and Husovy sady parks), excellent accessibility to the city center (a few minutes by car or several tram stops), sports facilities (tennis, yoga or fitness), shopping opportunities (Nový Smíchov shopping center and surroundings) as well as cultural and social activities (entertainment events and concerts in **Klamovka**, **Švanda theater**, multi-cinemas, etc.).

**Completion scheduled for 3Q 2026.**

Floor area 149.5 m<sup>2</sup>, terrace 49.14 m<sup>2</sup>, balcony 11.21 m<sup>2</sup>.

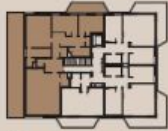


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DISPOZICE	PODLAŽÍ	Č. BYTU
4 + KK	5.NP	27
01 ZADVERI		7,28 m <sup>2</sup>
02 ŠATNA		2,88 m <sup>2</sup>
03 OBÝVACÍ POKOJ + KK		44,95 m <sup>2</sup>
04 WC		2,04 m <sup>2</sup>
05 KOUPELNA + WC		9,42 m <sup>2</sup>
06 LOŽNICE		24,45 m <sup>2</sup>
07 CHODBA		13,91 m <sup>2</sup>
08 POKOJ		14,18 m <sup>2</sup>
09 POKOJ		14,02 m <sup>2</sup>
10 KOMORA		1,52 m <sup>2</sup>
11 KOUPELNA		5,54 m <sup>2</sup>
12 ŠATNA		2,15 m <sup>2</sup>
<b>VNITRNÍ UŽITNÁ PLOCHA</b>		<b>142,34 m<sup>2</sup></b>
<b>CELKOVÁ PODLAHOVÁ PLOCHA</b>		<b>149,50 m<sup>2</sup></b>
13 TERASA		49,14 m <sup>2</sup>
14 BALKON		11,21 m <sup>2</sup>



Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plněních bytů (kuchyň, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsahy dodávky je specifikovány ve standardu. Investor si vyhrazuje právo na změny úpravy.