



## Apartment Three-bedroom (4+kk)

Sold

139 m<sup>2</sup>, Prague 5, Smíchov, Pecháčkova





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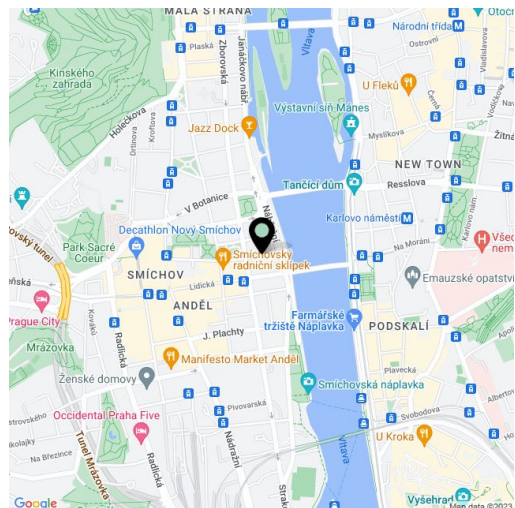
|                  |                    |
|------------------|--------------------|
| Total area       | 165 m <sup>2</sup> |
| Floor area*      | 139 m <sup>2</sup> |
| Terrace          | 26 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 18862              |

**Bright new duplex apartment with 2 balconies and a terrace, undergoing along with the whole building a complete renovation, in which emphasis will be placed on preserving original features - just a few steps from the Vltava riverbank, Kinského zahrady gardens and the Nový Smíchov shopping center. Completion date set for October 2015.**

This 6th and 7th floors apartment will be completed using high quality materials, with preparation for the kitchen. On the first level, the layout will offer a central hall, 3 bedrooms (two of them with a balcony), 2 bathrooms with bath and toilet, cloakroom and guest toilet. From the hall there will be a staircase leading to the upper floor, which will consist of an open-plan living room with kitchen, dining area and access to a spacious terrace, gallery and a separate toilet. **The purchase price includes a garage parking space and a cellar.**

The location offers all the amenities, tram and metro B within walking distance. Nearby you will find numerous cafes and restaurants, the BestFit Studio Smíchov fitness center, and a park at 14. října square.

The interior of 139.37 m<sup>2</sup>, balconies 1.80 + 1.43 m<sup>2</sup>, terrace 23.07 m<sup>2</sup>.



\* 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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7.NP a 8.NP  
BYT Č. 15 / 4+KK  
139,37 m<sup>2</sup>

|                     |                   |        |
|---------------------|-------------------|--------|
| 01                  | CHODBA            | 14,57  |
| 02                  | SCHODIŠTĚ         | 3,45   |
| 03                  | POKOJ             | 23,54  |
| 04                  | KOUPELNA          | 7,53   |
| 05                  | ŠATNA             | 4,92   |
| 06                  | WC                | 3,10   |
| 07                  | POKOJ             | 17,20  |
| 08                  | POKOJ             | 13,94  |
| 09                  | KOUPELNA          | 4,70   |
| 10                  | KOMORA            | 4,18   |
| 11                  | CHODBA            | 2,89   |
| 12                  | WC                | 5,76   |
| 13                  | OBÝV. POKOJ+KUCH. | 33,59  |
| CELKOVÁ PLOCHA BYTU |                   | 139,37 |
| 14                  | BALKON            | 1,80   |
| 15                  | TERASA            | 1,43   |
| 16                  | TERASA            | 23,07  |

