



## Apartment Two-bedroom (3+1)

Sold

112 m<sup>2</sup>, Prague 5, Smíchov, Malátova





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Total area	119 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Parking place at extra cost.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	22075

**New two-bedroom flat with 2 balconies on the second floor of a Neo-Baroque palace at a prestigious address in Prague. Malátova 7 is a first class urban housing project set in a classical apartment building after complete reconstruction, situated on the border of Smíchov and Malá Strana, just a few steps from the zahrada Kinských garden and Janáčkovo nábřeží waterfront. The corner structure with its distinctive Neo-Baroque façade and an impressive lobby offers a total of 15 apartments, including three newly built penthouses. The building is complete with a lift, attractive common areas and an automatic parking system. Residential units are characterized by a sophisticated combination of modern design with original features and high standard of technology. Completion is scheduled for Q4 2017.**

The interior consists of an eat-in kitchen with balcony access, a living room, 2 bedrooms with en-suite bathrooms (master bedroom also with additional balcony), separate toilet, and a walk-in closet. The apartments will be offered in a state of **white walls**.

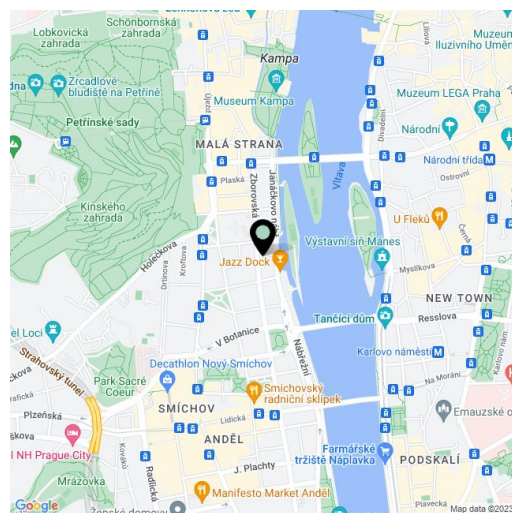
Standards will include **replicas of the original casement windows** in the street facade and new wooden windows in the yard facade, security and fire fire replicas of the original entrance doors, suspended plasterboard ceilings without lighting fixtures, new plasters including basic white painting. In the courtyard and in the basement of the building will be placed an **automatic parking system for 13 cars, including MPVs and SUVs**; there will also be **cellars** in the common premises of the house.

Project Malátova no. 7 offers the opportunity to live in a **traditional residential area** on the border of Smíchov and Malá Strana, only steps from Janáčkovo nábřeží waterfront and Petřínské sady park. New residents will benefit from the proximity of Kampa, Petřín, the National Theater, and the Anděl shopping, entertainment and business center. The neighborhood is characterized by a **large selection of services** and offers rich possibilities for social and sports activities. **Excellent accessibility** by car (connection to the Prague ring road) and public transport (two minutes' walk from Arbesovo náměstí tram stop).

The purchase price is subject to the property transfer tax.

Interior 112.25 m<sup>2</sup>, balconies 5.17 + 1.85 m<sup>2</sup>, cellar.

For more information, please visit the website of the project [Malátova 7](#).



\* 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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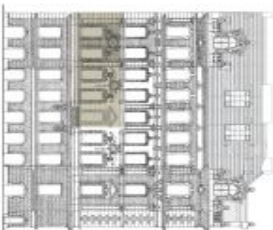
## malátova 7



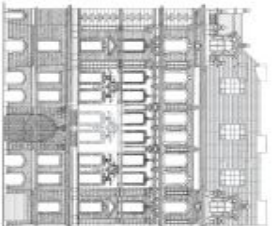
<b>3. NP</b>	Kuchyňe	39,17 m <sup>2</sup>
<b>BYT 3+1</b>	Šatna	2,42 m <sup>2</sup>
<b>203</b>	WC	1,31 m <sup>2</sup>
<b>112,25 M<sup>2</sup></b>	Pokoj	20,02 m <sup>2</sup>
(+ BALKÓN 5,17 M <sup>2</sup> ; 1,85 M <sup>2</sup> )	Koupelna	4,31 m <sup>2</sup>
	Ob. Pokoj	27,45 m <sup>2</sup>
	Pokoj	13,16 m <sup>2</sup>
	Koupelna	4,41 m <sup>2</sup>
	Balkón	5,17 m <sup>2</sup>
	Balkón	1,85 m <sup>2</sup>



Pohled Východní  
Zborovská



Pohled Severní  
Malátova



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