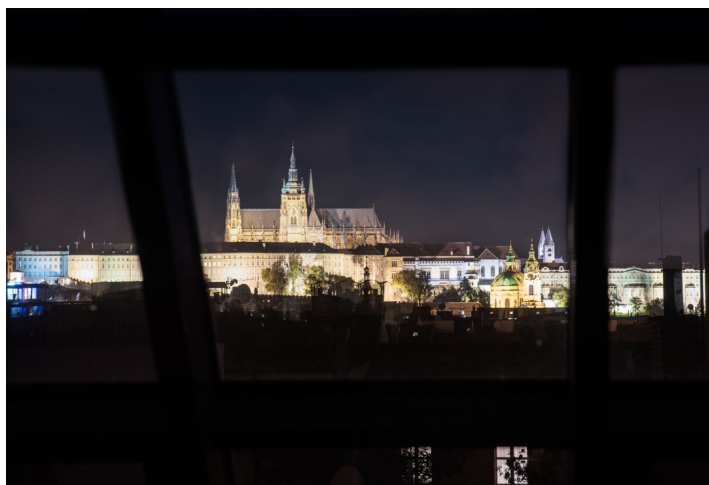
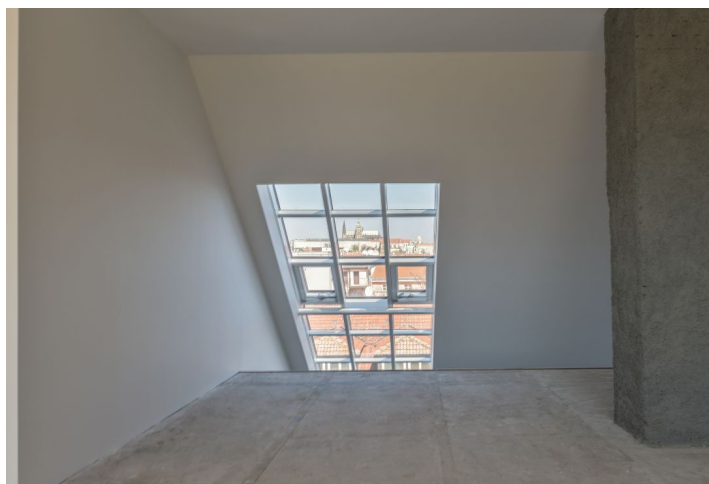




## Apartment Four-bedroom (5+kk)

€ 1 166 469 | CZK 29 500 000

189 m<sup>2</sup>, Praha 5, Smíchov, Malátova





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|                  |                              |
|------------------|------------------------------|
| Total area       | 198 m <sup>2</sup>           |
| Floor area*      | 189 m <sup>2</sup>           |
| Loggia           | 9 m <sup>2</sup>             |
| Parking          | Parking place at extra cost. |
| Garage           | Yes                          |
| Cellar           | Yes                          |
| PENB             | C                            |
| Reference number | 22082                        |

**Views of the Prague Castle from the living room. Only steps from the Janáčkovo nábřeží waterfront and Petřinské sady Park. A few minutes to the center. Enough privacy for each family member and generous space for joint meetings. Combination of modern design with original features and a high standard of technology in a Neo-Baroque palace.**

The layout of the 6th entrance floor, with an **elevator that goes directly to the apartment**, consists of generous entrance hall/lounge, master bedroom with an en-suite bathroom, a **loggia overlooking the courtyard** and walk-in closet. On the lower floor, there is a living space with kitchen, two bedrooms, bathroom, and a guest toilet.

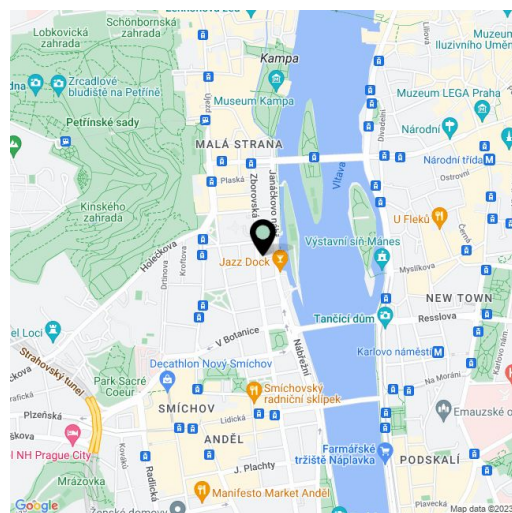
The apartment is offered in a state of **shell & core**, without final surfaces and fixtures such as floors, tiles, bathrooms, kitchen, and lighting. There is also a **preparation for air conditioning**. Wooden windows, security hardwood entrance doors, cellars in the common premises of the building. It is possible to purchase a parking space in an automated parking system.

A traditional residential location with great transport accessibility: the house is located close to a tram stop and the **Malostranska (line A)** and **Anděl (line B) metro stations**. The neighborhood is characterized by a large selection of services and offers rich opportunities for social and sports activities. Excellent accessibility by car (connection to the Prague Ring Road).

Interior 189.57 m<sup>2</sup>, enclosed balcony 8.86 m<sup>2</sup>, cellar.

For more information, please visit the website of the project [www.malatoval7.cz](http://www.malatoval7.cz).

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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