



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	117 m <sup>2</sup>
Parking	Parking place at extra cost.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	22085

Just a few steps from the Janáčkovo nábřeží waterfront and Petřinské Sady Garden. A few minutes to the center. Enough privacy for each family member and generous space for get-togethers. Modern design and state-of-the-art technology in a New Baroque setting.

The layout of this apartment on the 6th floor features a lower level with a living room with a preparation for a kitchen, 2 bedrooms, both with en-suite bathrooms and one with a dressing room, a separate toilet, a pantry, and a hall. On the upper floor, there is a gallery that can be used as another bedroom.

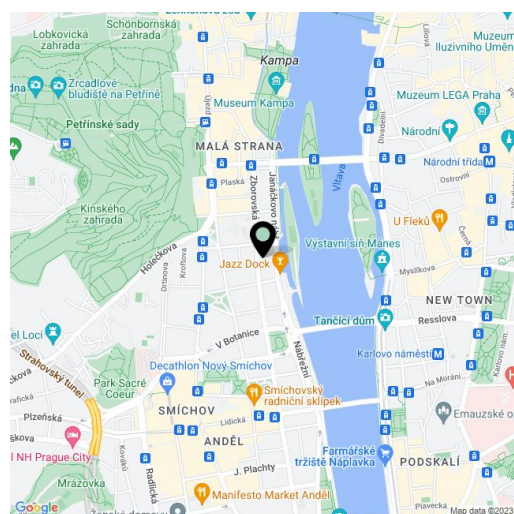
Glue-down wooden floors, ceramic tiles, Porcelanosa, Catalano, and Gessi bathroom fixtures, replicas of the original casement windows on the street facade and new wooden windows on the yard facade, **refurbished original interior doors or their replicas**, security and fire **replicas of the original entrance doors**, installation of a heating system including radiators, floor heating in the living room, the kitchen and the hall, water, and hot water, waste, air handling equipment including ventilators, suspended plasterboard ceilings. In the courtyard and in the basement of the building there will be an **automatic parking system for 13 cars, including MPVs and SUVs**; there will also be **cellars** in the common areas of the house.

The traditional residential location has excellent transport accessibility: the house is situated just a short walk from a tram stop, the **Malostranska (line A) and Anděl (line B) metro stations** can be reached in 4 minutes. The neighborhood offers a premium selection of services and a wide range of opportunities for social, cultural, and sports activities. Quick accessibility by car thanks to the proximity of the entrance to the tunnel complex.

Interior 117.18 m<sup>2</sup>, cellar.

For more information, please visit the website of the project [www.malatova7.cz](http://www.malatova7.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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BYT / FLAT 6.2	126,78 m <sup>2</sup>	0,00 - 0,00 m <sup>2</sup>
6.211 SCHODIŠTĚ / STAIRCASE		8,00
6.212 GALERIE / GALLERY		26,17