



Apartment Three-bedroom (4+kk)

Sold

143 m², Prague 5, Smíchov, Malátova





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Total area	146 m ²
Floor area*	143 m ²
Loggia	3 m ²
Parking	700 000 CZK
Garage	Yes
Cellar	Yes
PENB	C
Reference number	22086

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. A modern design and state-of-the-art technology in a Neo-Baroque setting.

The layout of this apartment on the 4th floor features a lower level with an almost **50-meter living room** with kitchen and dining room, master bedroom with en-suite bathroom and views of the courtyard, an entrance hall, and separate toilet with a preparation for washing machine and dryer in the hallway. On the 5th upper lever there are 2 bedrooms, 2 bathrooms, and a **loggia that overlooks the courtyard with views of one of the Strahov hillsides**.

The apartment is offered in a finished state without a kitchen, according to the developer's standard. Facilities include wooden floors, ceramic tiles, bathroom fixtures, underfloor heating, replicas of the original casement windows. There is also a **preparation for air-conditioning**. Cellars in the common areas of the building. It is possible to purchase a **parking space in an automated parking system**.

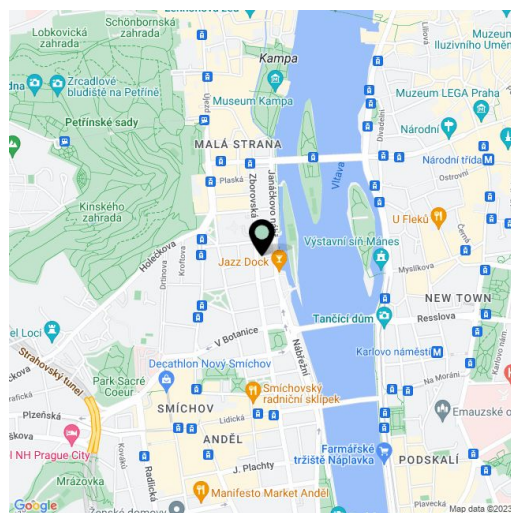
A traditional residential location with great transport accessibility: the building is located close to the **Malostranska (line A) and Anděl (line B) metro stations and tram stops**. The neighborhood is characterized by a large selection of services and offers rich social and sports activities. Excellent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

Interior of 143.15m², loggia 3.18 m², cellar.

For more information, please visit the website of the project:

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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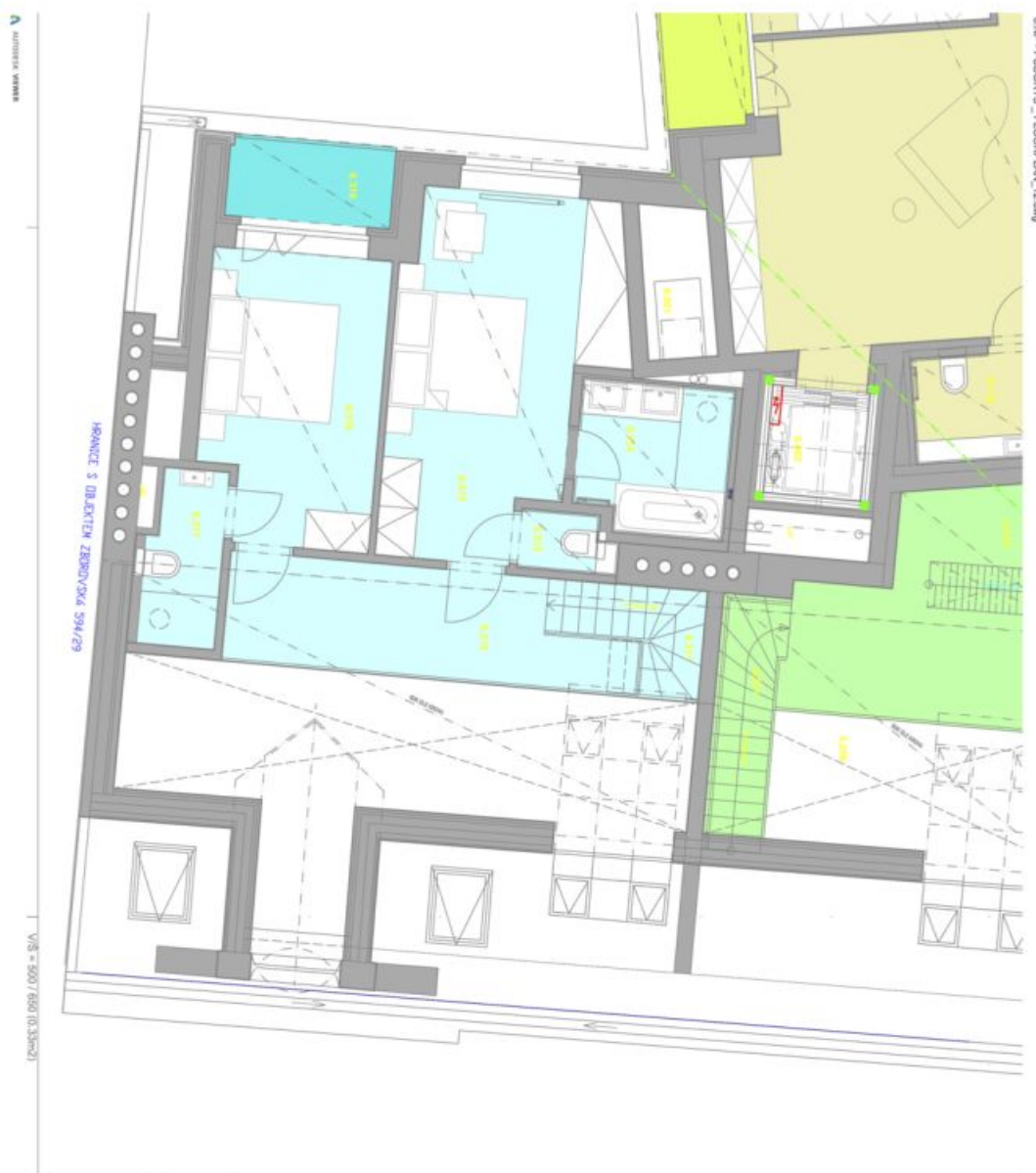
TABULKA MÍSTNOSTI		S (m ²)
ROOM LEGEND:		
C.M. MÍSTNOST		square meter
BYT / FLAT 5.3	143,15 m ²	
5.301 ZÁVĚRŮ / ENTRANCE		12,28
5.302 WC / TOILET		3,48
5.303 LOŽNICE / BEDROOM		18,89
5.304 KOUPELNA / BATHROOM		7,06
5.305 OBÝVACÍ PROSTOR + KK / LIVING ROOM + SITTING		47,87



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BYT / PLOŠTĚ S.Š.	143,15 m ²	9000 Kč/m ²
6.311 SCHŮDŮSTĚ / STAIRCASE	2,85	
6.312 GALERIE / GALLERY	8,57	
6.313 LOŽNICE / BEDROOM	18,89	
6.314 KOUPELNA / BATHROOM	5,20	
6.315 WC / TOILET	1,26	
6.316 LOŽNICE / BEDROOM	11,55	
6.317 KOUPELNA / BATHROOM	3,09	
6.318 LOŽNICE / LOBBY	3,18	