



## Apartment Three-bedroom (4+kk)

Sold

117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky





## Apartment Three-bedroom (4+kk)

**Sold**117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky

|                  |                    |
|------------------|--------------------|
| Total area       | 124 m <sup>2</sup> |
| Floor area*      | 117 m <sup>2</sup> |
| Loggia           | 7 m <sup>2</sup>   |
| Parking          | 1 000 000          |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 22579              |

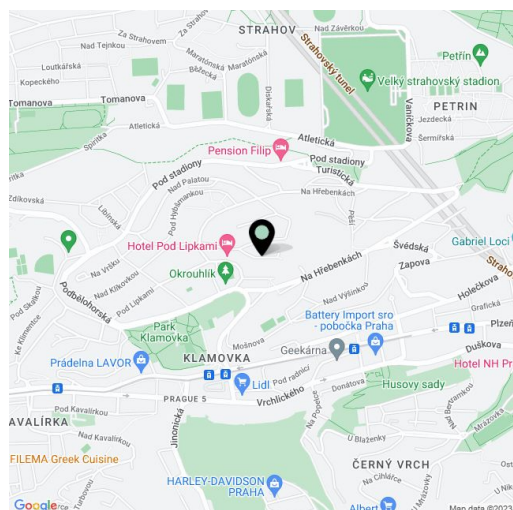
**Modern, designer 3-bedroom, 2-bathroom apartment with 2 parking spaces in a premium area of Hřebenky, Prague 5. Situated in a newly created residential project consisting of a low-energy villa apartment house located on a peaceful dead-end street bordered with mature trees, boasting a timeless architectural style, 10 exclusive south-facing apartments, underground parking, a sauna, and an impressive lobby.** The project is after final approval. The apartment is ready to move in from March 2019. The transaction is exempt from the property transfer tax.

The layout of this apartment on the 1st floor offers a living room with a kitchen, a dining area, and a terrace, a master bedroom with a private bathroom (shower, toilet), 2 bedrooms, a shared bathroom (bathtub, toilet), a guest toilet, a utility room, and an entrance hall.

Standards include **triple layer oak floors**, large-format seamless tiles, wooden triple-glazed windows and exterior aluminum blinds, **doors with concealed hinges**, a security entry door, designer bathroom fixtures, **central ventilation with heat recovery**, passive heat convectors under the windows, underfloor heating in the bathrooms, a preparation for a smart home system, and air conditioning. The purchase price includes **2 parking spaces in the underground garage** and a **storage unit in the basement**.

The project is set in a neighborhood with First Republic villas at the foot of Strahov Hill, offering a **peaceful home with plenty of privacy**. Another advantage of the project is its convenient access to downtown Prague, including the business and entertainment area of Anděl. The nearest public transport stop is located just a few minutes' walk from the house.

Usable area 116.90 m<sup>2</sup>, loggia 7 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.



# Apartment Three-bedroom (4+kk)

117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky

Sold

## U PERNIKÁŘKY 7

01.1

**BYT 4+kk**

**116,9 m<sup>2</sup>**

Podlahová plocha  
dle výměřky 366/2013Sb.

|                              |                             |
|------------------------------|-----------------------------|
| 01 hala                      | 12,42 m <sup>2</sup>        |
| 02 komora                    | 2,44 m <sup>2</sup>         |
| 03 wc                        | 1,49 m <sup>2</sup>         |
| 04 koupelna                  | 6,11 m <sup>2</sup>         |
| 05 pokoj                     | 15,51 m <sup>2</sup>        |
| 06 pokoj                     | 12,41 m <sup>2</sup>        |
| 07 obývací pokoj + kk        | 40,13 m <sup>2</sup>        |
| 08 ložnice                   | 12,61 m <sup>2</sup>        |
| 09 koupelna                  | 4,08 m <sup>2</sup>         |
| <b>Půdorysná plocha bytu</b> | <b>107,20 m<sup>2</sup></b> |
| 10 lodžie                    | 7,24 m <sup>2</sup>         |

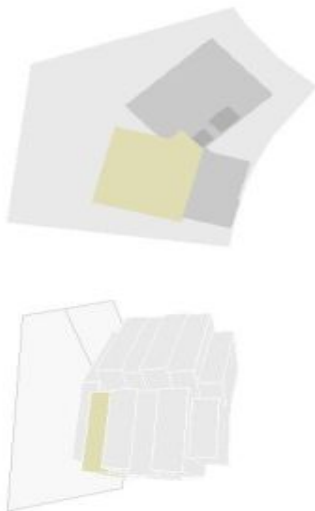


Schéma půdorysu bytu představuje předpokládané dispozice řešení bytu. Kuchyňská linka a nábytek nejsou součástí bytu, veškeré zařízení je zobrazeno pouze pro náhlednost. Značení nábytek neřeší rozložení elektroinstalace v jednotlivých místnostech.

Na Peřstýně 2, 110 09 Praha 5, Česká republika, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com



# Apartment Three-bedroom (4+kk)

117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky

Sold

## U PERNIKÁŘKY 7

01.1

**BYT 4+kk**

**116,9 m<sup>2</sup>**

Podlahová plocha  
dle výměřky 366/2013Sb.

|                              |                             |
|------------------------------|-----------------------------|
| 01 hala                      | 12,42 m <sup>2</sup>        |
| 02 komora                    | 2,44 m <sup>2</sup>         |
| 03 wc                        | 1,49 m <sup>2</sup>         |
| 04 koupelna                  | 6,11 m <sup>2</sup>         |
| 05 pokoj                     | 15,51 m <sup>2</sup>        |
| 06 pokoj                     | 12,41 m <sup>2</sup>        |
| 07 obývací pokoj + kk        | 40,13 m <sup>2</sup>        |
| 08 ložnice                   | 12,61 m <sup>2</sup>        |
| 09 koupelna                  | 4,08 m <sup>2</sup>         |
| <b>Půdorysná plocha bytu</b> | <b>107,20 m<sup>2</sup></b> |
| 10 lodžie                    | 7,24 m <sup>2</sup>         |

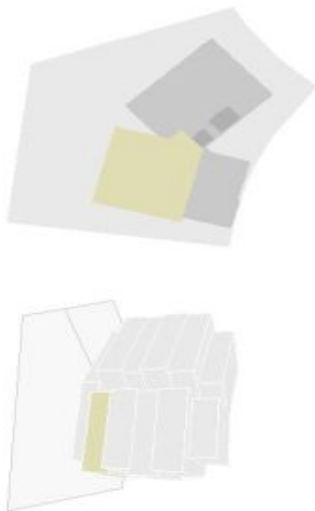


Schéma půdorysu bytu představuje předpokládané dispoziční řešení bytu. Kuchyňská linka a nábytek nejsou součástí bytu, veškeré zařízení je zobrazováno pouze pro názornost. Značené nábytek nevede k rozložení elektroinstalace v jednotlivých místnostech.

Na Pevňstýně 2, 110 09 Praha 5, Česká republika, +420 257 328 281, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

svoboda&williams