



Apartment One-bedroom (2+kk)

Sold

39.2 m², Prague 5, Smíchov





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Total area	39 m ²
Garden	43 m ²
Parking	Yes
Cellar	Yes
Service price	6 250 CZK monthly
PENB	G
Reference number	35282

* 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.

This modern air-conditioned garden atelier is located in a new energy-efficient multifunctional building built to a high standard in an easily accessible location with plenty of greenery.

The layout consists of a large kitchen with an **outdoor terrace**, a bedroom/study, a bathroom with a **rounded glass wall**, a guest toilet, and a hallway.

Air-conditioning, underfloor heating and controlled ventilation via a heat recovery unit, all controlled by a Loxone intelligent home system provide **perfect comfort**. Facilities include fire-proof entrance doors, veneered interior doors, floor-to-ceiling windows with **thermal and acoustic insulated triple-glazed panes**, exterior blinds and window **sills made of artificial Technistone marble**, the worktop and backsplash in the kitchen are made of the same material, and the glossy kitchen is custom-made. Heating and cooling are provided by a ground-water heat pump. The unit comes with a cellar. The building from 2016 has only 6 units. **One parking spot** belongs to the unit.

The architecturally successful building is set in a **residential area** on the border of Smíchov and Radlice, within walking distance of a tram stop. The Smichovske nádraží **metro station can be reached within a few minutes** via a footbridge. In the immediate vicinity of the building are grocery stores, a pharmacy and small shops, and full amenities are also within easy reach. Several large green areas, such as **Paví Hill** or Brabenec Hill are perfect for walks. You can walk or cycle to the **Dívčí hrady Castle** and from there even further to the **Prokopské and Dalejské údolí nature parks**.

The unit is approved as the non-residential unit - atelier with a layout of 1+1.

Floor area 39.2 m², front garden 42.6 m², cellar 3.7 m².

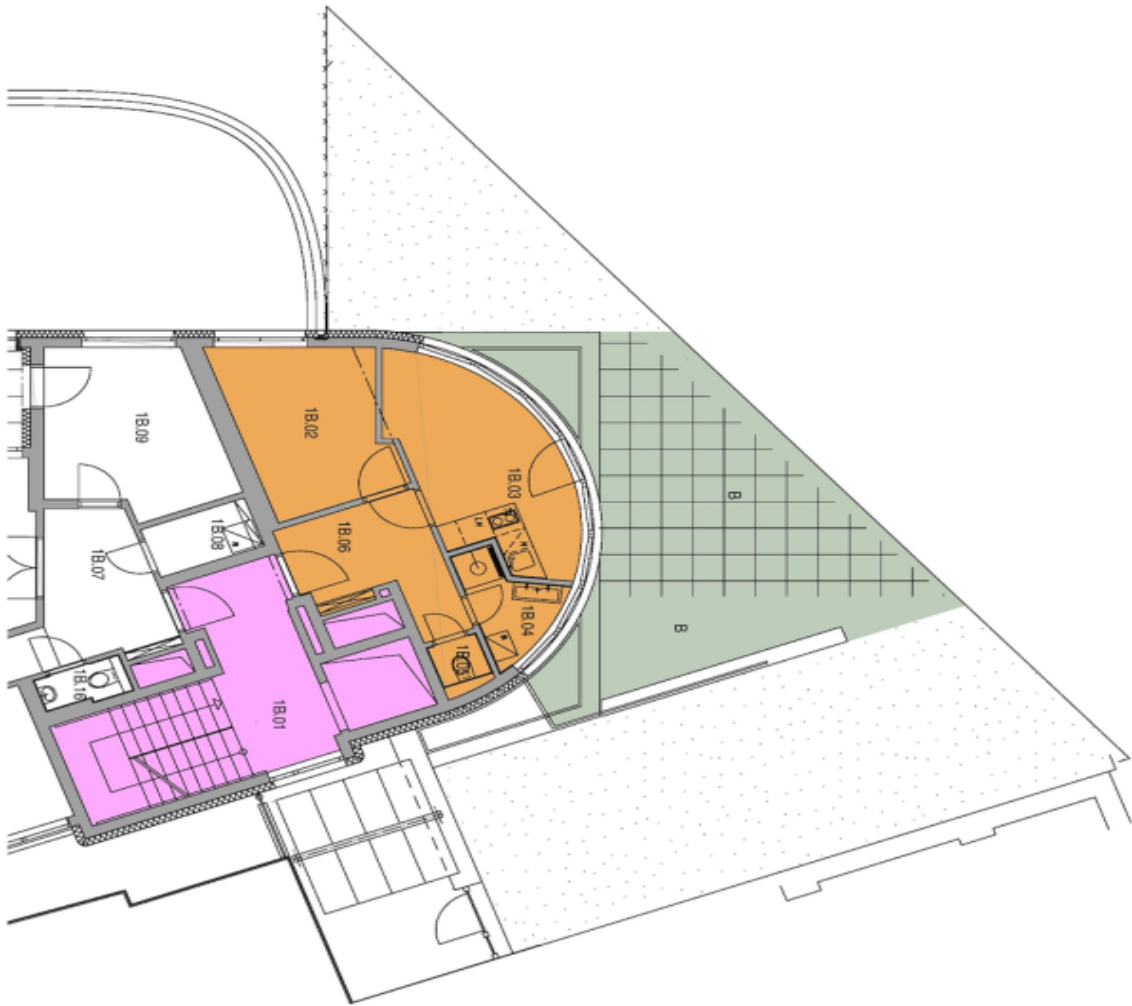
In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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PODLAZI 1. NP B

SPOLEČNÉ PROSTORY	
18.01 CHODBA + SCHODIŠTĚ	24,0 m²
CELKEM	24,0 m²

PROSTORY PŘÍSLUŠNOSTI JEDNOTKY C.8	
18.02 PRACOVNA	11,9 m²
18.03 KUCHYNĚ	19,3 m²
18.04 KOUPELNA	3,5 m²
18.05 WC	1,0 m²
18.06 CHODBA	8,9 m²
CELKEM	39,2 m²

PROSTORY PŘÍSLUŠNOSTI JEDNOTKY C.8	
B PŘEDZEMKOVKA	42,6 m²
CELKEM	42,6 m²

- JEDNOTKA C.8
- SPOLEČNÝ PROSTOR VE VÝLUČNĚM UŽÍVÁNÍ
- SPOLEČNÉ PROSTORY

PODLAHOVÁ PLOCHA JEDNOTEK DLE NAŘÍZENÍ VLADY Č. 366/2013 Sb.

