



Apartment One-bedroom (2+kk)

€ 205 874 | CZK 5 152 000

42 m², Prague 5, Smíchov, U Malvazinky





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Total area	47 m²
Floor area*	42 m²
Balcony	5 m²
Parking	-
Cellar	-
PENB	B
Reference number	35717

This new apartment with a balcony and beautiful views of Prague is being finalized in the U Malvazinky residence, set in a magnificent residential area near the Anděl center of Smíchov. The project with only 3 apartments and 3 semi-residential units will provide pleasant living with an almost family atmosphere.

The layout of the unit located on the 1st floor is divided into a large living room with a preparation for a kitchen, 1 bedroom with a **balcony**, a bathroom, and a hallway.

The quality standard of the equipment includes, for example, **wooden floors**, windows with **aluminum frames** and **triple-glazed panes**, or UPC cable distribution. The apartment will be handed over in a completely finished state, which includes the final surfaces, bathrooms, etc. Heating is from the central gas boiler room.

The residence's location in a quiet traditional neighborhood with many important architectural monuments and landscaped gardens with an abundance of greenery also has a full spectrum of services within easy reach. Within walking distance, there is a private kindergarten, a state kindergarten and elementary school, a cafe, a supermarket, a health clinic with a swimming pool, or a playground. The **Anděl** metro station and shopping and entertainment center can be reached by bus in 5 minutes. The surrounding area is made even more pleasant thanks to the presence of several parks, such as Paví Hill or Santoška Garden.

Floor area 42.3 m², balcony 5 m².

* 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.

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

