



Apartment Two-bedroom (3+kk)

€ 421 363 | CZK 10 572 000

83 m², Prague 5, Smíchov, U Malvazinky





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Total area	93 m²
Floor area*	83 m²
Balcony	10 m²
Parking	Double-garage on the plot at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	35718

This new apartment with two balconies 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.

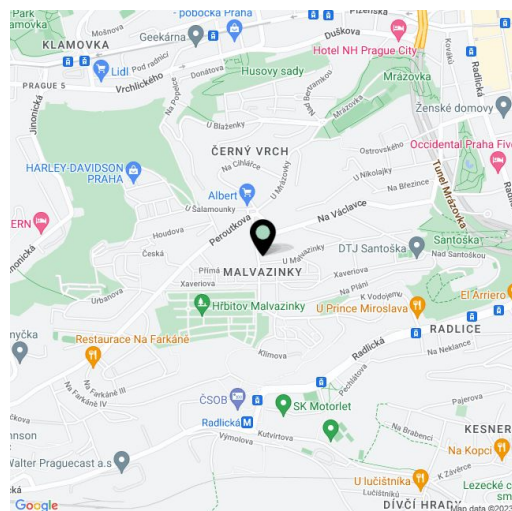
The layout of the unit located on the 2nd floor is divided into a large living room with a preparation for a kitchen and access to the **east-facing balcony**, 2 bedrooms (one of which has a **west-facing balcony**), a bathroom, and a hallway.

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. There is a possibility to purchase a **double garage**.

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 83.1 m², balconies 10 m² (2x 5m²).

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.