



Apartment Two-bedroom (3+kk)

€ 413 402 | CZK 10 395 000

93 m², Prague 5, Smíchov, U Malvazinky





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Total area	97 m²
Floor area*	93 m²
Terrace	4 m²
Parking	Double-garage on the plot at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	35719

This new duplex apartment with a terrace 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.

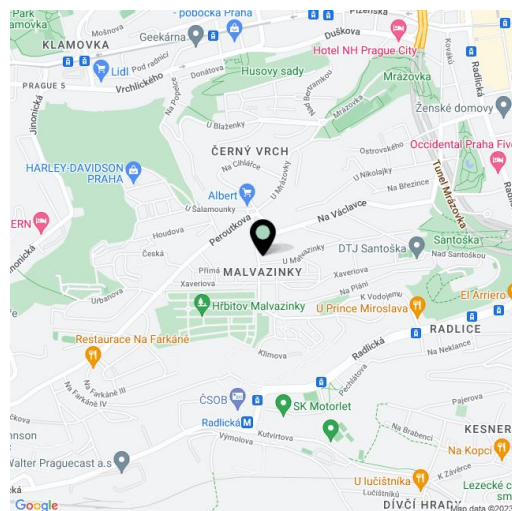
The layout of the unit located on the 2nd and 3rd floors is divided into a large living room with a preparation for a kitchen, 2 bedrooms, a bathroom, and a hallway.

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 92.5 m², terrace 4 m².

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.