



## Apartment Three-bedroom (4+kk)

Ask for price

145.2 m<sup>2</sup>, Praha 5, Smíchov, Pod Závěrkou





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Total area	152 m <sup>2</sup>
Floor area*	145 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	Parking on the land.
Cellar	-
PENB	G
Reference number	39762

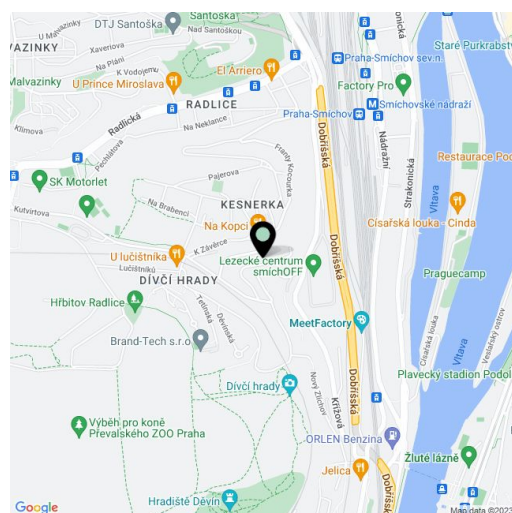
This generously apportioned duplex apartment with a west-facing terrace and parking is being created in an extension of an apartment building in a pleasant green part of Prague Smíchov right next to the Dívčí hrady nature park with grazing horses, next to the Ctirad natural monument, and at the same time only a few minutes' drive from the Anděl pedestrian zone and the newly emerging district of Smíchov City.

The layout of the new apartment will offer, on the entrance level (4th floor of the building), a master bedroom with a walk-in dressing room and en-suite bathroom, another 2 bedrooms, a central bathroom, a utility room with a connection for a washer and dryer, and a spacious hallway with stairs to the upper floor. Designed as an open living area with a kitchen and dining room, it has a **west-facing terrace overlooking the greenery**.

The apartments will be handed over completed and in a standard set by the developer. Gas boiler heating. Parking spaces are available on the property.

The location is ideal for quiet family living. A few steps from the building is a lookout spot in the **Ctirad natural monument** with paths that lead to **Dívčí hrady**, a **paddock of wild horses**, **Děvín Hill**, and the vast **Prokop Valley**. Within walking distance is a kindergarten with English lessons, a farm produce shop, a supermarket, and a renowned restaurant, and about 1 km away is a primary school, a sports field with a **swimming pool** and gym, and tennis courts. Transport connections are provided by buses (the ride to the metro station takes 7 minutes). The nearby railway station will be renewed and offer suburban trains to the Smíchov Railway Station. The modern Smíchov City district is also being built nearby, within which a footbridge will be built, accelerating access to the Smíchovské nádraží metro station.

Floor area 145.2 m<sup>2</sup>, terrace 6.8 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.

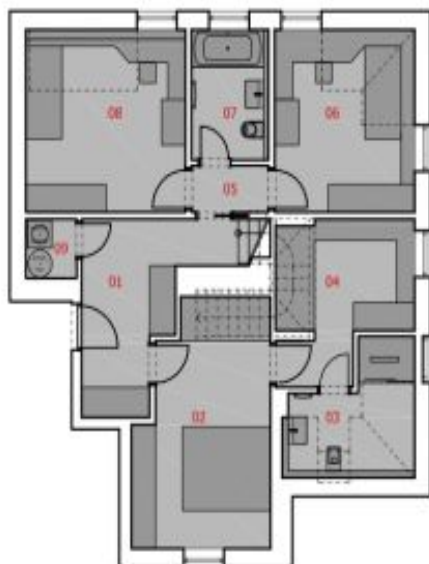


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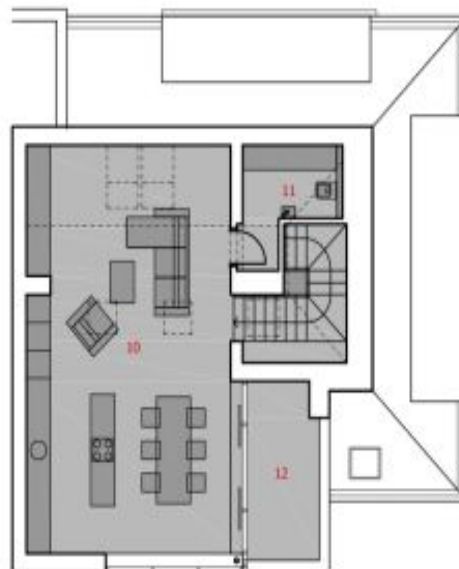
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4. NP / 4TH FLOOR



5. NP / 5TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

01	CHODBA + SCHODIŠTĚ / CORRIDOR + STAIRCASE	15.70 m <sup>2</sup>
02	LOŽNICE / BEDROOM	16.60 m <sup>2</sup>
03	WC / WC	07.80 m <sup>2</sup>
04	ŠATNA / CLOACKROOM	10.30 m <sup>2</sup>
05	CHODBA / CORRIDOR	02.40 m <sup>2</sup>
06	LOŽNICE / BEDROOM	13.70 m <sup>2</sup>
07	KOUBEJNA / BATHROOM	05.40 m <sup>2</sup>
08	LOŽNICE / BEDROOM	15.60 m <sup>2</sup>
09	ŠATNA / CLOACKROOM	01.70 m <sup>2</sup>
10	OBYVACÍ POKOJ / LIVING ROOM	45.80 m <sup>2</sup>
11	WC / WC	05.10 m <sup>2</sup>
12	TERASA / TERRACE	06.80 m <sup>2</sup>
<b>Σ</b>	<b>UŽITNÁ PLOCHA / USABLE AREA</b>	<b>140.10 m<sup>2</sup></b>
<b>Σ</b>	<b>PODLANOVÁ PLOCHA / FLOOR AREA*</b>	<b>145.20 m<sup>2</sup></b>
<b>Σ</b>	<b>TERASA / TERRACE</b>	<b>06.80 m<sup>2</sup></b>

\* bez kornitů a příček (předpis č. 388/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spolkováním)

\* without a chimney and partition walls (předpis č. 388/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spolkováním)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 750 mm, usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou střechou je započtena od výšky 750 mm, Floor space under the sloping roof is counted from the height of 750 mm

