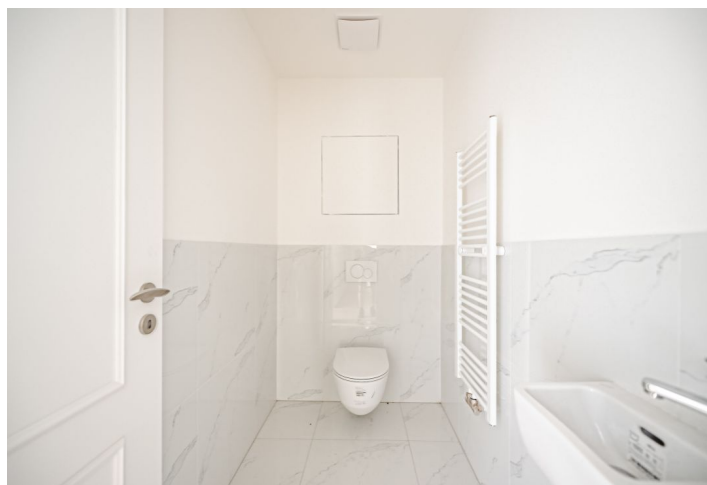
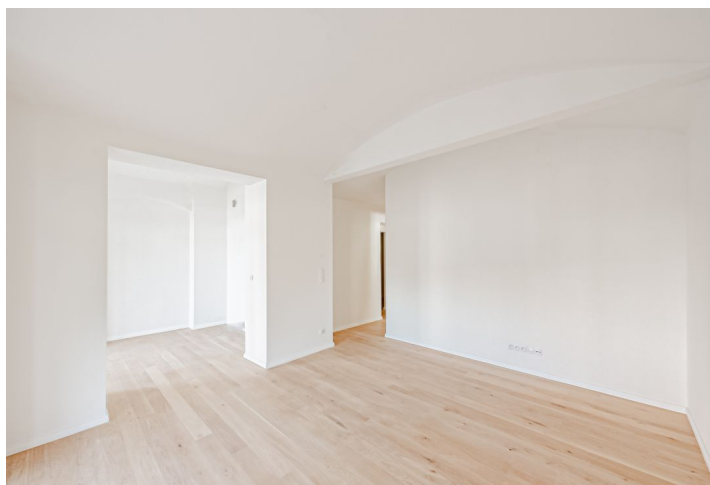
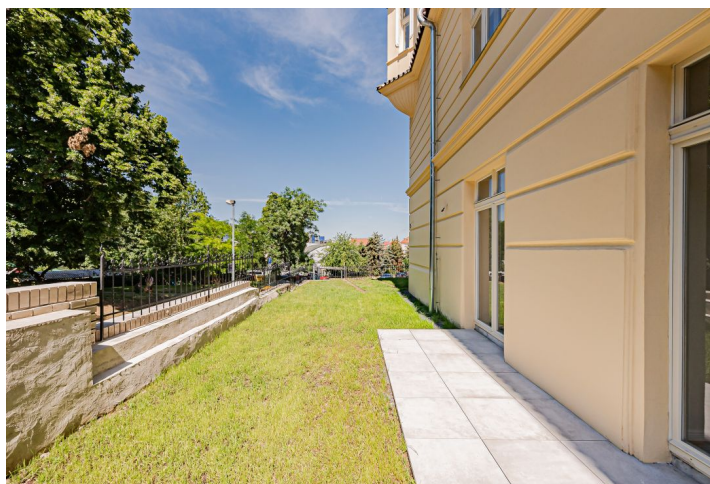




Apartment One-bedroom (2+kk)

€ 492 223 | CZK 12 500 000

63 m², Prague 5, Smíchov, U Nikolajky





Apartment One-bedroom (2+kk)

€ 492 223 | CZK 12 500 000

63 m², Prague 5, Smíchov, U Nikolajky

Total area	63 m ²
Garden	132 m ²
Parking	—
Cellar	—
PENB	G
Reference number	42887

This newly renovated, bright apartment with a large private garden is situated on the ground floor of a recently finished residence, which was created through the complete reconstruction of a Neo-Renaissance villa from 1911 with Art Nouveau elements. The residence is located on a quiet street in a prestigious part of Prague 5, Malvazinky.

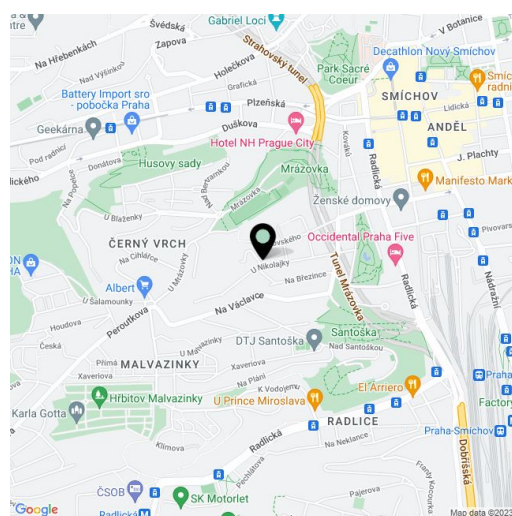
The apartment with **vaulted ceilings** consists of a living room with a kitchen corner, where there is a preparation for a kitchen, a bedroom, a bathroom, a separate toilet, and a hallway. All rooms have access to a **private corner garden with an area of 132 sq. m.**

High-standard facilities include **quality oak floors**, LAUFEN designer sanitary ware, **new casement windows** with external insulated double-glazed panes, safety and fire replicas of the original entrance doors, and trendy interior doors. Heating is provided from the central boiler room in the building.

The residence is located in the monument zone of Smíchov, on U Nikolajky Street, which is lined on one side by elegant apartment buildings, and at the opposite end opens onto the traditional residential area of **Malvazinky** with many stylish villas from the 1930s and greenery. Within walking distance are **landscaped parks** or the picturesque, sensitively reconstructed historic **Nikolajka and Santoška homesteads**, which give the location a distinctive character. Nearby, you will find several popular restaurants, a kindergarten, a swimming pool, an ice rink, a post office, and a number of small shops. The Nový Smíchov shopping and entertainment center and the Anděl metro station are a 3-minute bus ride away from the stop that is only a short walk from the building.

Floor area 62.99 m², private garden 131.43 m².

The apartment is offered in cooperative ownership with the possibility of immediate transfer to personal ownership.



* 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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UMÍSTĚNÍ BYTU V BĚŽE

UMÍSTĚNÍ BYTU NA FASÁDE

U Nikolajky

VSTUP

B Y T Ě .

101

2+KK

N.O.	MÍSTNOST	POCITA [m ²]
1.01.01	PŘEDSÍŇ	7,00
1.01.02	WC	2,18
1.01.03	KOUPELNA	3,67
1.01.04	CHODBA	3,44
1.01.05	LOŽNICE	17,83
1.01.06	OSTRŮVACÍ POKOJ + JEDLNA	19,78
1.01.07	KUCHYŇ	9,09
1.01.08	TERASA	131,45

62,99m²

Upozornění: Sčítáno podle výměrové dispozice. Byt byl v současnosti naplněn včetně vnitřních stěn, kování, dveří, močkoviny, kování, lišty, ošed. Je zobrazen pouze pro odhady a není představen podle záměru. Přesněji o plochy a sítě stavebníků vizuálně zobrazenou plochou odděly. Plochy/objemy/objemy jsou pouze orientační. Doplnění vizuálně podle přílohy.