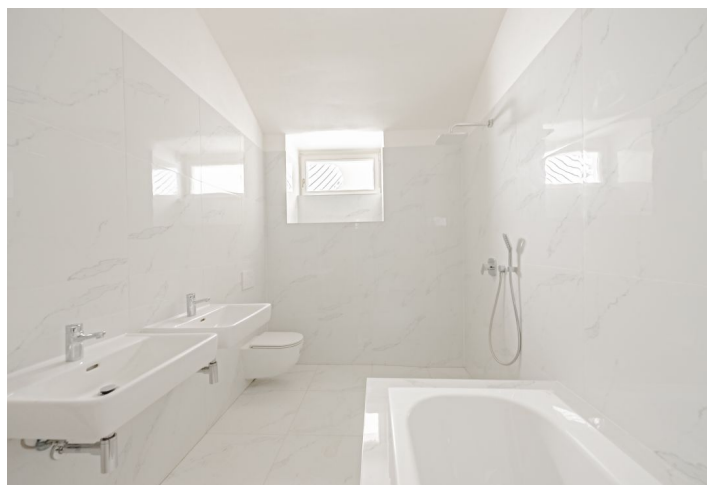
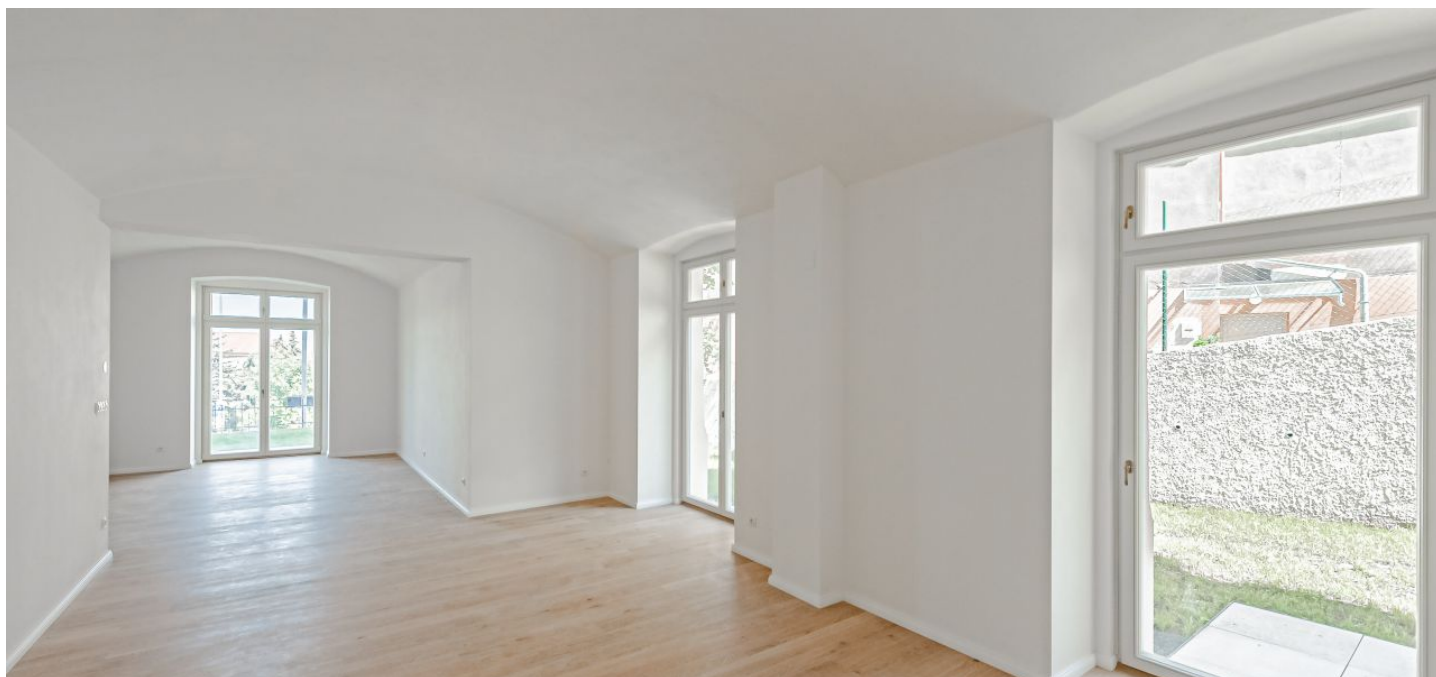




## Apartment Two-bedroom (3+kk)

€ 953 516 | CZK 24 000 000

127 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky





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€ 953 516 | CZK 24 000 000

127 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky

Total area	127 m <sup>2</sup>
Garden	163 m <sup>2</sup>
Parking	Double garage at extra cost.
Garage	Yes
Cellar	-
PENB	G
Reference number	43002

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.

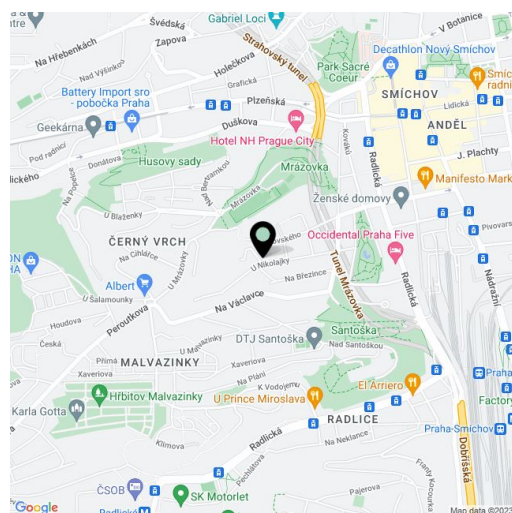
The apartment with vaulted ceilings consists of a living room with a kitchen corner, where there is a preparation for a kitchen, 2 bedrooms, 2 bathrooms, a walk-in wardrobe, and a corridor. The living room has access to a private corner garden with an area of 163 sq. m.

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 126.84 m<sup>2</sup>, private garden 162.76 m<sup>2</sup>.

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.



# Apartment Two-bedroom (3+kk)

€ 953 516 | CZK 24 000 000

127 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky

**B Y T Ě .**

# 102

## 3+KK

NO.	MÍSTNOST	PLOCHA (m <sup>2</sup> )
102.01	CHODBA	11,69
102.02	KOUPELNA	6,64
102.03	LOŽNICE	23,70
102.04	KOUPELNA	10,62
102.05	ŠATNA	12,81
102.06	LOŽNICE	13,45
102.07	OBYTNÁ KUCHYŇ	47,96
102.08	TERASA	162,76

**289,6 m<sup>2</sup>** (včetně terasy)

Uprostřed se kterého podzemní garážová stánek bytu. Vybavení nabytím (oběma venkovními křesly, upravenými dřevěnými roztěpy, kuchyňskou linkou apod. je zobrazeno pouze pro informaci a není představením prodávce. Zahrnuje přebírně a přílohy a smlouvu zástupce tvůrce zpracování plánování dodávky. Podmínky jednotlivých místností jsou v smlouvě. Dávající si uvědomuje právo na změnu.

0 5m

U Nikolajky  
Na Březince

UMÍSTĚNÍ BYTU V ŘEZU  
UMÍSTĚNÍ BYTU NA FASÁDĚ

VSTUP