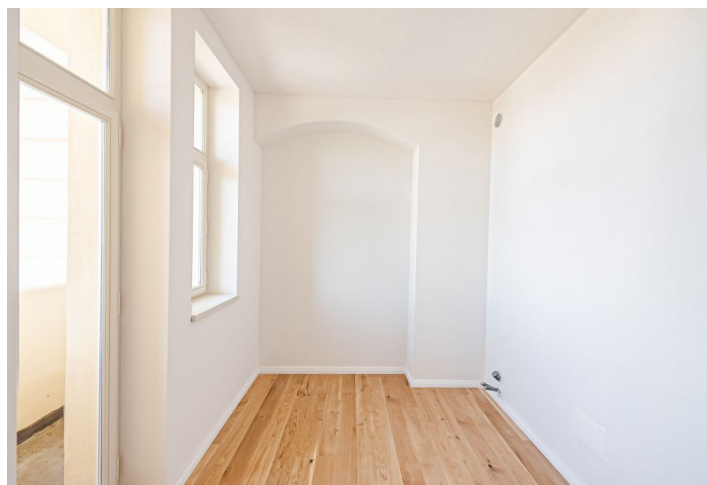
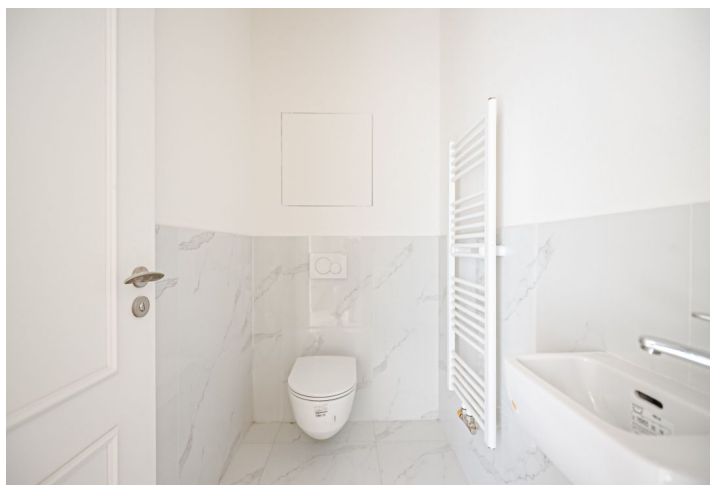




## Apartment One-bedroom (2+kk)

€ 461 783 | CZK 11 600 000

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





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€ 461 783 | CZK 11 600 000

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Total area	71 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	43004

This newly renovated, bright apartment with a balcony is situated on the 1st 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.

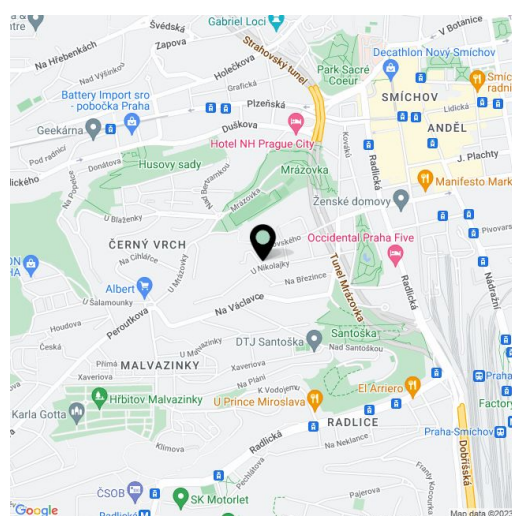
The apartment consists of a living room with a kitchen corner, where there is a preparation for a kitchen, a bedroom, a bathroom, a separate toilet, and a hallway. A kitchen has access to a **balcony**.

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 69.43 m<sup>2</sup>, balcony 2 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 One-bedroom (2+kk)

€ 461 783 | CZK 11 600 000

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

Architectural drawings showing the floor plan and elevations of the apartment. The floor plan includes rooms labeled 2.01.01 through 2.01.06, with an entrance labeled 'VSTUP'. The elevations are labeled 'UMÍSTĚNÍ BYTU V BĚŽE' and 'UMÍSTĚNÍ BYTU NA FASÁDE'. A scale bar indicates 0 to 5 meters.

**B Y T Ě .**  
**2.01**      **2+KK**

NO.	MÍSTNOST	PLOCHA (m <sup>2</sup> )
2.01.01	PŘEDSÍŇ	10,69
2.01.02	WC	3,23
2.01.03	KOUPELNA	5,42
2.01.04	LOŽNICE	20,63
2.01.05	OBÝVACÍ POKOJ + JÍDELNA	29,25
2.01.06	BALKÓN	1,57

**71 m<sup>2</sup>** (včetně balkónu)

Upozornění: Souběžně probíhají úpravy dispozic/řádků bytů. Výsokost nábývaných větracích střešních jednotek, včetně montážních výšek, bude stanovena až po dokončení prací. Je zohledněna pouze pro odhadnutí a není závazná. Závaznou platí pouze výšková dispozice bytů a souběžně probíhající úpravy dispozic/řádků bytů. Pro více informací kontaktujte makléře.