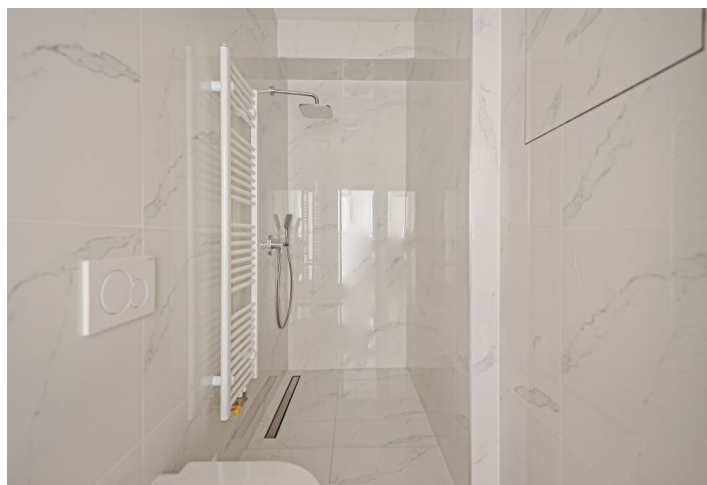




## Apartment Two-bedroom (3+kk)

€ 671 434 | CZK 16 900 000

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





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Total area	88 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	43020

This newly renovated, bright apartment with a balcony is situated on the 4th 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.

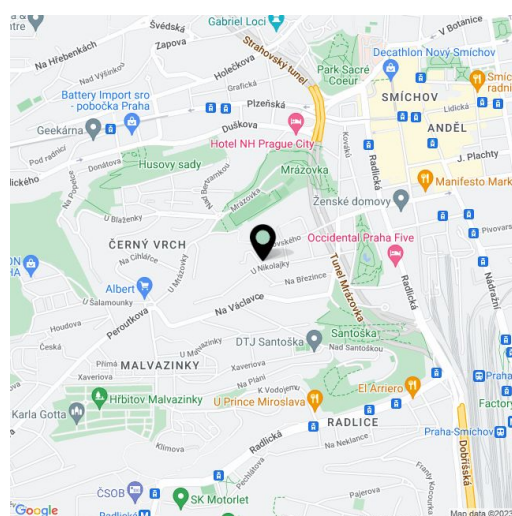
The apartment consists of a living room with a kitchen corner, where there is a preparation for a kitchen, 2 bedrooms, a bathroom, and a hallway. The living room has access to a **balcony**.

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 86.43 m<sup>2</sup>, balcony 1.88 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.



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VSTUP

UMÍSTĚNÍ BYTU NA FASÁDE

UMÍSTĚNÍ BYTU V BĚŽU

## 5.02

BYT Č. 5.02

## 3+KK

NO.	MÍSTNOST	PLOCHA (m <sup>2</sup> )
5.02.01	PŘEDSÍŇ	5,66
5.02.02	KOUPELNA	5,97
5.02.03	LOŽNICE	14,94
5.02.04	POKOJ	13,02
5.02.06	OBÝVACÍ POKOJ + JÍDELNA	38,76
5.02.08	KUCHYŇ	6,08
5.02.07	BALKÓN	1,88

**88,31 m<sup>2</sup>** (včetně balkonů)

Upozornění: Schémata plošného a příčného řezu jsou zjednodušená. Všechny rozměry (včetně vnitřních délek, šířek dveří, délek rozvaděčů, výšek, kuchyňské linky apod.) je zobrazeno pouze pro odhady a není závazným prodejem. Závaznosti přibírají a platíby a smlouvy zúčtování nákladů zúčtovacího předání do ruky. Podíly jednotlivých místností jsou uvedeny v Důvěryhodné výměře podle katastrálního úřadu.