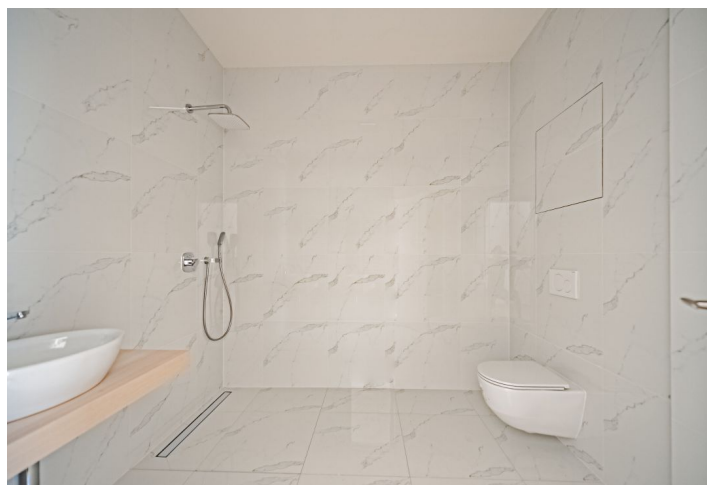
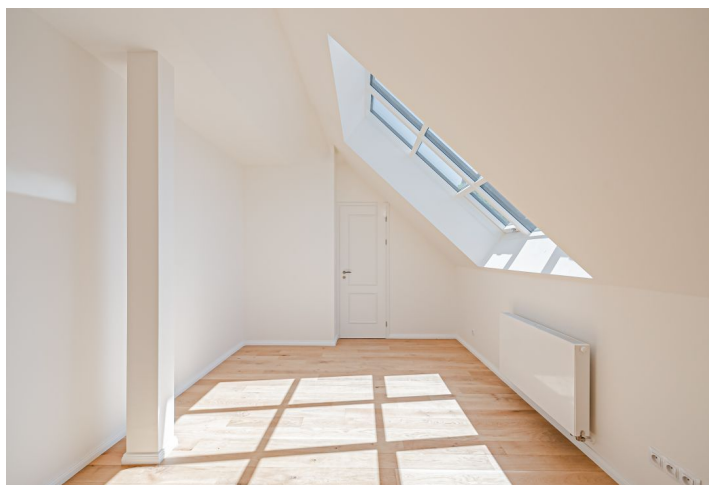
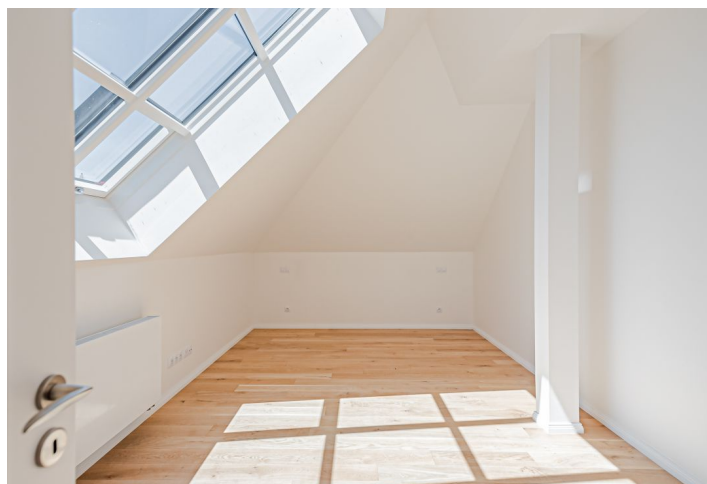




Apartment One-bedroom (2+kk)

€ 517 516 | CZK 13 000 000

76 m², Prague 5, Smíchov, U Nikolajky





Apartment One-bedroom (2+kk)

€ 517 516 | CZK 13 000 000

76 m², Prague 5, Smíchov, U Nikolajky

Total area	76 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	43023

This newly renovated, bright apartment 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.

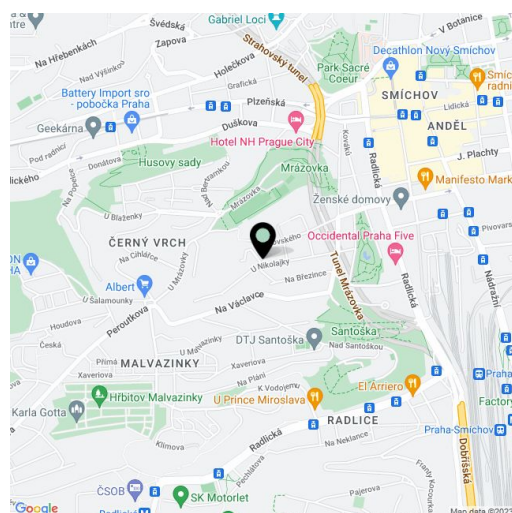
The apartment with vaulted ceilings consists of a living room with a kitchen corner, where there is a preparation for a kitchen, 2 bedrooms, a bathroom, a hallway, and a foyer.

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 76.31 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.



Apartment One-bedroom (2+kk)

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76 m², Prague 5, Smíchov, U Nikolajky

BYT Č. 5.03 2+KK

NO.	MÍSTNOST	PLOCHA (m ²)
5.03.01	PŘEDSÍŇ	5,98
5.03.02	OBYTČNÍ POKOJ + JÍDELNA	30,05
5.03.03	CHODBA	6,95
5.03.04	KOUPELNA	5,10
5.03.05	LOŽNICE	16,41
		76,31 m²

Upozornění: Seznam položek v předložené dispozici/územní příloze bytu, výškové rozpisání (výška vnitřních stěn, úroveň, odlišná možná úroveň, kuchyňskou linku apod.) je zobrazen pouze pro odhady a není právním závazkem. Závazný přesný a platný a smluvní závazkový výpis zprůjmovou platným oddělkem Průběh/územní přílohy (územní příloha) pouze s uvedením Dnešního stavu přílohy na zmlouvu.