



## Apartment Three-bedroom (4+kk)

Sold

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



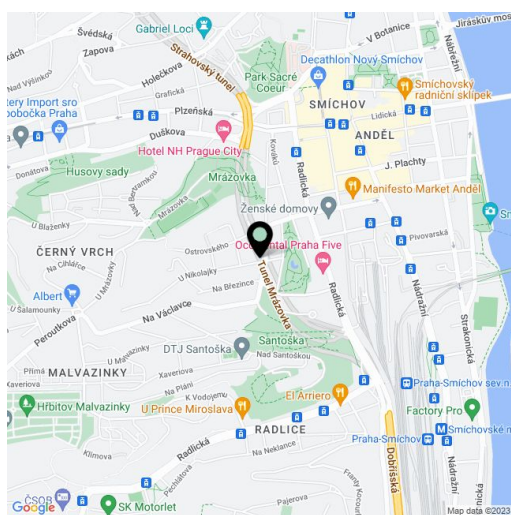


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<b>Total area</b>	170 m <sup>2</sup>
<b>Parking</b>	-
<b>Garage</b>	Yes
<b>Cellar</b>	Yes
<b>Service price</b>	6 000 CZK monthly
<b>PENB</b>	G
<b>Reference number</b>	6929

Garden apartment in villa Mrázovka that won the "Best in Real Estate" award in 2005 in the category of residential projects followed by the Hřebeny XY project. The 6-storey "stone" villa has a receding top floor, 11 apartments and underground parking lot. It is situated on a gentle western slope between Bertramka and Malvazinky, in an upper part of a cul-de-sac where the line of residential buildings verges into family villas with traditional 100 years old zoning in the greenery. Residence was designed by architectural studio DaM that also designed Euro palace on Wenceslas square and reconstructed the Pařížská 9 building. The apartment is on the ground floor of the villa, on an elevated level (some 3 metres above the street level), with direct entries onto the garden from every room. The apartment offers an open disposition of the kitchen, dining area and living room with terrace access; main bedroom with walk-in closet, 2 rooms, bathroom, pantry and guest toilet. The apartment comes with cellar 5 m<sup>2</sup> in the basement. 2 parking spaces not included in price, each for CZK 300.000. Interior 152.7 m<sup>2</sup>, terrace 18 m<sup>2</sup>, garden 80 m<sup>2</sup>.



\* 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.