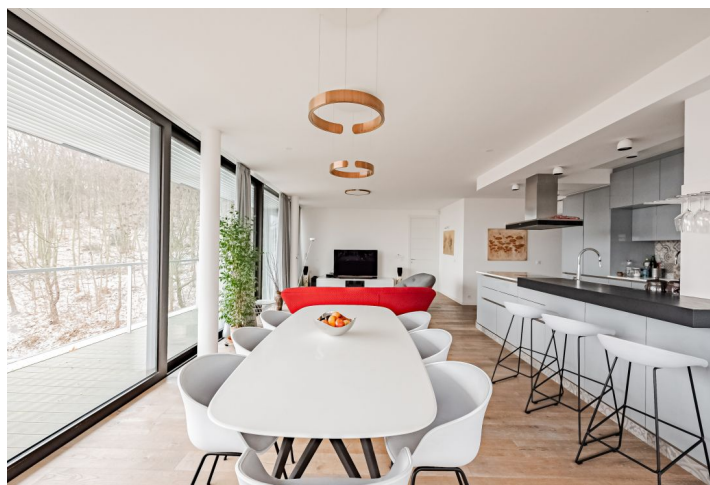




## Apartment Six-bedroom (7+kk)

Ask for price

276.33 m², Prague 5, Smíchov





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276.33 m², Prague 5, Smíchov

Total area	498 m²
Floor area*	276 m²
Terrace	222 m²
Parking	3 parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	101096

\* 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.

This unique duplex apartment with amazing views of Vyšehrad and the center of Prague, superior equipment, a wellness area, a sauna, air-conditioning, 3 parking spaces, and sunlit terraces is set in a cozy apartment house. The beautifully designed building stands in a quiet place near a forest park close to Dívčí Hrad, on the border between Smíchov and Radlice.

This 6-bedroom apartment is located on the 2nd and 3rd floors of the building. On the 2nd floor, with a floor area of 250 sq. m., there is a spacious living room with a kitchen, 5 rooms (bedrooms, study), and 3 terraces, while access to the terrace is from each room. There are also 3 bathrooms, a laundry room, a utility room, and 2 dressing rooms. All rooms offer breathtaking views of Prague, except the master bedroom, which enjoys views of a forest. On the upper floor is a wellness area of 25 sq. m. with a cedar wood sauna, a shower, a toilet, and an area for a smaller home gym. This has access to an almost two-hundred-meter south-facing terrace with a hot tub, a children's play area, or a space for a home cinema; there is also a summer kitchen with a fridge and large self-watering boxes for herbs, strawberries, tomatoes, or ornamental plants.

The residence with only 6 units was approved in 2015. The high standard facilities include air-conditioning, aluminum triple-glazed windows and electric blinds or security blinds, a security system with an alarm, Italian custom doors by Gidea, Kährs Supreme oak floors in a natural oil finish, underfloor heating, designer Gessi sanitary ware, Porcelanosa tiles, furniture by Ligne Roset, and the German brand Walter Knoll, lighting by Bulb brands Occhio, Flos, Brokis, and Foscarini, a custom-made kitchen by a carpenter with Miele appliances, a large fridge, and a wine cabinet. The upper deck features a Sunsystem pergola with rotating panels, side screen blinds, and a 4-person USSPA hot tub. The apartment has 3 covered parking spaces and 3 cellars, both accessible by elevator.

The nice location allows for quiet living and at the same time quick access to everything you need. Within a short driving distance is the Anděl center of Smíchov with shopping centers, restaurants, and cafes, and the French Lyceum or the Deutsche Schule are nearby. By car, you can easily connect to the City and Prague ring roads; a tram or bus stop is a few minutes' walk away. The location stands out for its abundance of greenery, the Prokopské údolí and Dalejské údolí nature parks are not far from the building, as is Santoška Park, which has recently been successful revitalized, and there are many children's playgrounds in the vicinity. Other leisure and sports activities are offered in a sports area (swimming pool, tennis courts) approx. a 10-minute walk from the building.



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Floor area 276.33 m², terraces 49.7 m², roof terrace 172.4 m².

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