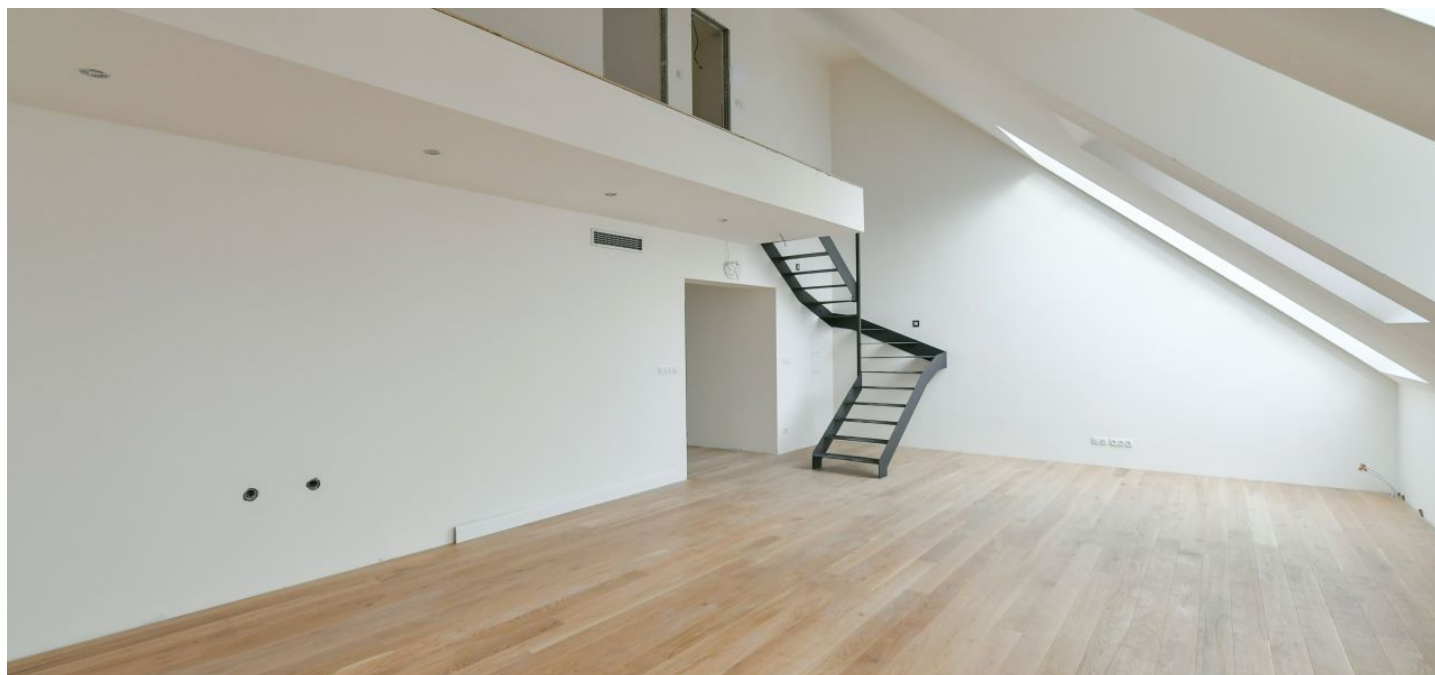




## Apartment Three-bedroom (4+kk)

€ 1 069 795 | CZK 26 900 000

143 m<sup>2</sup>, Prague 5, Smíchov, Malátova





## Apartment Three-bedroom (4+kk)

€ 1 069 795 | CZK 26 900 000

143 m², Prague 5, Smíchov, Malátova

|                  |                              |
|------------------|------------------------------|
| Total area       | 146 m²                       |
| Floor area*      | 143 m²                       |
| Loggia           | 3 m²                         |
| Parking          | Parking place at extra cost. |
| Garage           | Yes                          |
| Cellar           | Yes                          |
| PENB             | C                            |
| Reference number | 22086                        |

Just a few steps from the Janáčkovo nábřeží waterfront and Petřinské Sady Garden. A few minutes to the center. Enough privacy for each family member and generous space for get-togethers. A modern design and state-of-the-art technology in a Neo-Baroque setting.

The layout of this apartment on the 4th floor features a lower level with an almost **50-meter living room** with kitchen and dining room, master bedroom with en-suite bathroom and views of the courtyard, an entrance hall, and separate toilet with a preparation for washing machine and dryer in the hallway. On the 5th upper lever there are 2 bedrooms, 2 bathrooms, and a **loggia that overlooks the courtyard with views of one of the Strahov hillsides**.

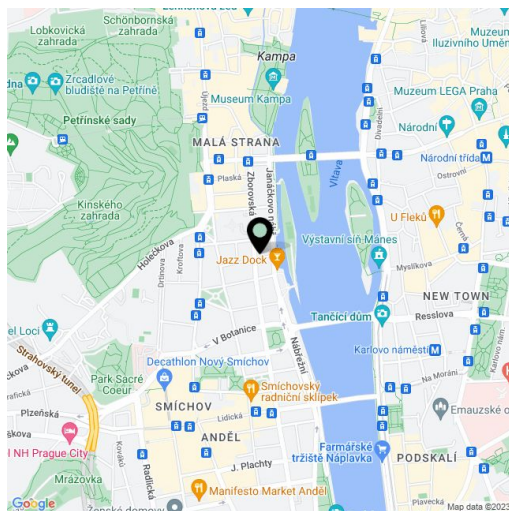
The apartment is offered in a finished state without a kitchen, according to the developer's standard. Facilities include wooden floors, ceramic tiles, bathroom fixtures, underfloor heating, replicas of the original casement windows. There is also a **preparation for air-conditioning**. Cellars in the common areas of the building. It is possible to purchase a **parking space in an automated parking system**.

A traditional residential location with great transport accessibility: the building is located close to the **Malostranska (line A)** and **Anděl (line B)** **metro stations and tram stops**. The neighborhood is characterized by a large selection of services and offers rich social and sports activities. Excellent accessibility by car (connection to the Prague Ring Road).

Interior of 143.15m², loggia 3.18 m², cellar.

For more information, please visit the website of the project:  
[www.malatova7.cz](http://www.malatova7.cz).

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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| TABULKA MÍSTNOSTÍ                                   |           |        |
|-----------------------------------------------------|-----------|--------|
| ROOM LEGEND                                         |           |        |
| C.M. MÍSTNOST                                       | 143,15 m² | S (m²) |
| BYT / FLAT 5.3                                      |           |        |
| 5.301 ZÁVĚRŠÍ / ENTRANCE                            |           | 12.96  |
| 5.302 WC / TOILET                                   |           | 3.40   |
| 5.303 LOŽNICE / BEDROOM                             |           | 16.69  |
| 5.304 KOUPELNA / BATHROOM                           |           | 7.06   |
| 5.305 OBÝVACÍ PROSTOR + KCH / LIVING ROOM + KITCHEN |           | 47.87  |



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| 917 / PLAT S.3              | 143,15 m² | 917 - 143,15 m² |
|-----------------------------|-----------|-----------------|
| 6.311 SCHODIŠTE / STAIRCASE | 2,35      |                 |
| 6.312 GALERIE / GALLERY     | 8,47      |                 |
| 6.313 LOŽNICE / BEDROOM     | 18,60     |                 |
| 6.314 KOUPELNA / BATHROOM   | 8,20      |                 |
| 6.315 WC / TOILET           | 1,28      |                 |
| 6.316 LOŽNICE / BEDROOM     | 11,60     |                 |
| 6.317 KOUPELNA / BATHROOM   | 3,09      |                 |
| 6.318 LOŽNICE / BEDROOM     | 3,18      |                 |