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Apartment Three-bedroom (4+kk)

170 m², Prague 5, Smíchov, Pod Závěrkou

Ask for price











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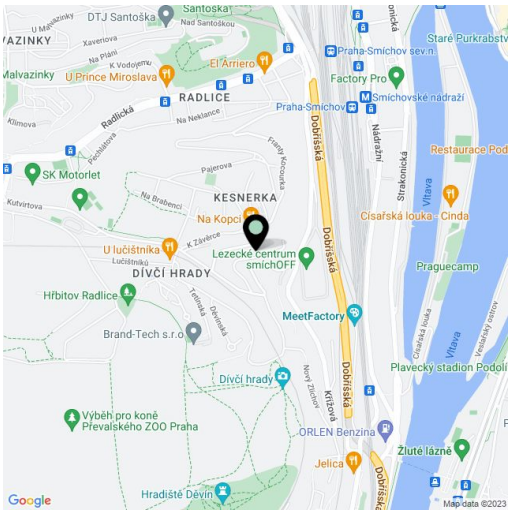
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Total area	195 m²
Floor area*	170 m²
Terrace	25 m²
Parking	Parking on the land.
Cellar	-
PENB	G
Reference number	39855



* 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.

The generously apportioned duplex apartment with a large south-facing terrace and parking is being created in an extension of an apartment building in a pleasant green part of Prague Smíchov right next to the Dívčí hrady nature park with grazing horses, next to the Ctirad natural monument, and at the same time only a few minutes' drive from the Anděl pedestrian zone and the newly emerging district of Smíchov City. Estimated completion in June 2022.

The layout of the new apartment will offer, on the entrance level (4th floor of the building) a master bedroom with a walk-in dressing room and en-suite bathroom, another 2 bedrooms, a central bathroom, a utility room with a connection for a washer and dryer, and a spacious hallway with stairs to the upper floor. Designed as an open living area with a kitchen and dining room, it has a **spacious south-facing terrace with perfect, unobstructed views of the southern horizon** that includes Prague's tallest building, the V-Tower.

The apartments will be handed over completed and in a standard set by the developer. Gas boiler heating. **Parking spaces are available on the property**.

The location is ideal for quiet family living. A few steps from the building is a lookout spot in the Ctirad natural monument with paths that lead to **Dívčí hrady**, a paddock of **wild horses**, **Děvín Hill**, and the vast **Prokop Valley**. Within walking distance is a kindergarten with English lessons, a **farm produce shop**, a supermarket, and a renowned restaurant, and about 1 km away is a primary school, a sports field with a **swimming pool** and gym, and tennis courts. Transport connections are provided by buses (the ride to the metro station takes 7 minutes). The nearby railway station will be renewed and offer suburban trains to the Smíchov Railway Station. The modern Smíchov City district is also being built nearby, within which a footbridge will be built, accelerating access to the Smíchovské nádraží metro station.

Floor area 171.2 m², terrace 25.2 m².

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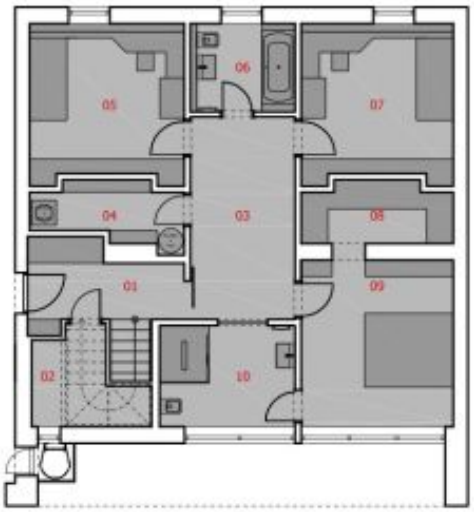
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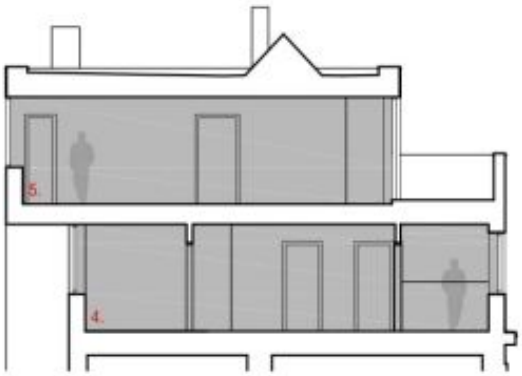
4. NP / 4TH FLOOR



5. NP / 5TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

01	CHODBA + SCHODIŠTĚ / CORRIDOR + STAIRCASE	12.30 m²
02	ŠATNA / CLOACKROOM	05.40 m²
03	CHODBA / CORRIDOR	13.20 m²
04	ŠATNA / CLOACKROOM	04.90 m²
05	LOŽNICE / BEDROOM	14.10 m²
06	KOUPELNA / BATHROOM	05.40 m²
07	LOŽNICE / BEDROOM	13.90 m²
08	ŠATNA / CLOACKROOM	05.20 m²
09	LOŽNICE / BEDROOM	15.40 m²
10	KOUPELNA / BATHROOM	08.20 m²
11	OBÝVACÍ POKOJ / LIVING ROOM	59.70 m²
12	ŠATNA / CLOACKROOM	02.20 m²
13	CHODBA / CORRIDOR	02.90 m²
14	WC / WC	02.50 m²
15	TERASA / TERRACE	25.20 m²
Σ	**UŽITNÁ PLOCHA / USABLE AREA**	**165.30 m²**
Σ	**PODLAHOVÁ PLOCHA / FLOOR AREA***	**171.20 m²**
Σ	**TERASA / TERRACE**	**25.20 m²**

* bez komínu a příček (předpis č. 366/2013 Sb.Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spoluvlastnictvím)
* without a chimney and partition walls (předpis č. 366/2013 Sb.Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým spoluvlastnictvím)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 750 mm.
usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou střechou je započtena od výšky 750 mm
Floor space under the sloping roof is counted from the height of 750 mm



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