



Apartment Three-bedroom (4+kk)

€ 886 281 | CZK 21 900 000

145 m², Prague 5, Smíchov, Pod Závěrkou





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Total area	151 m²
Floor area*	145 m²
Terrace	6 m²
Parking	Parking on the property
Cellar	Yes
PENB	G
Reference number	39856

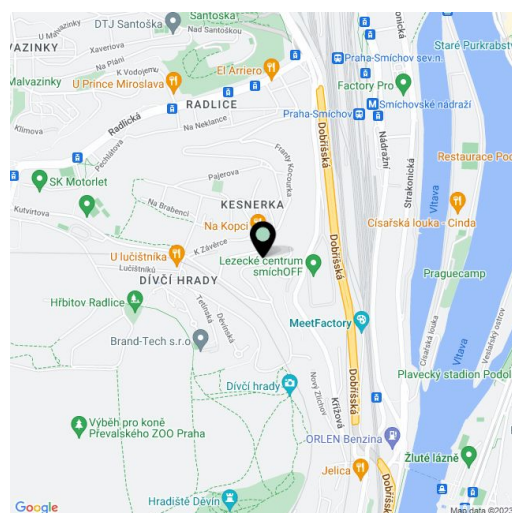
This new spacious duplex apartment with an east-facing terrace and parking is situated in an extension of an apartment building in a pleasant green part of Prague Smíchov right next to the Dívčí hrady nature park with grazing horses, next to the Ctirad natural monument, and at the same time only a few minutes' drive from the Anděl pedestrian zone and the newly emerging district of Smíchov City.

The layout of the new apartment offers, on the entrance level (on the 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 an **east-facing terrace overlooking the greenery**.

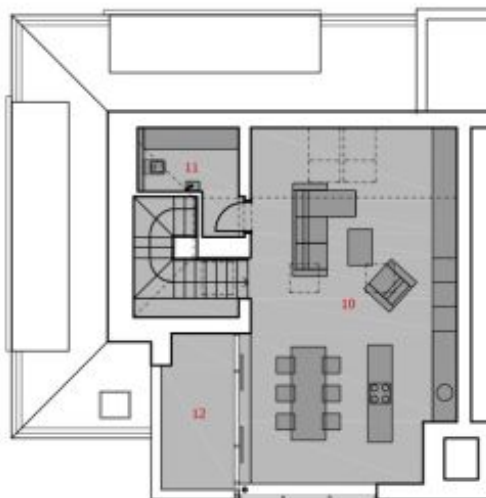
The price includes the implementation of air-conditioning (please contact our office for more information). Gas boiler heating. Parking spaces are available on the property.

The location is ideal for **quiet family living**. A few steps from the building is a lookout spot 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 144.2 m², terrace 6.8 m², cellar 6.5 m².



* 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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01	CHODBA + SCHODIŠTĚ / CORRIDOR + STAIRCASE	15.70 m ²
02	LOŽNICE / BEDROOM	16.70 m ²
03	KOUPELNA / BATHROOM	07.60 m ²
04	ŠATNA / CLOACKROOM	10.40 m ²
05	CHODBA / CORRIDOR	02.40 m ²
06	LOŽNICE / BEDROOM	13.70 m ²
07	KOUPELNA / BATHROOM	05.40 m ²
08	LOŽNICE / BEDROOM	15.60 m ²
09	ŠATNA / CLOACKROOM	01.70 m ²
10	OBÝVACÍ POKOJ / LIVING ROOM	44.80 m ²
11	WC / WC	05.10 m ²
12	TERASA / TERRACE	06.80 m ²
Σ	UŽITNÁ PLOCHA / USABLE AREA	139.10 m²
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	144.20 m²
Σ	TERASA / TERRACE	06.80 m²

* bez komína a přábek (předpis č. 366/2013 Sb.Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým společenstvím)

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

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 střešou je započtena od výšky 750 mm
Floor space under the sloping roof is counted from the height of 750 mm

