



## Apartment Three-bedroom (4+kk)

€ 1 590 226 | CZK 39 700 000

149.5 m<sup>2</sup>, Prague 5, Smíchov





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Total area	210 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Terrace	49 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	106726

\* 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 premium apartment is on the top floor of a new-build high-standard residential building located at the foot of Strahov Hill and in close proximity to the bustling Smíchov district offering breathtaking panoramic views of the city. This boutique-style residence will combine modern architecture with top-tier technological facilities, ensuring an exceptionally comfortable living experience.

This spacious apartment will be created by joining two neighboring apartments on the highest, 5th floor of the building. The well-thought-out layout consists of a living room with a kitchen and dining area, from which a sliding **French window** leads to a south-facing **terrace** (approx. 50 m<sup>2</sup>), a master bedroom with an **en-suite bathroom** and a 2nd entrance to the terrace, 2 other bedrooms with a shared **west-facing balcony**, a bathroom, a separate toilet, 2 walk-in wardrobes, a closet, a corridor, and a foyer. The apartment includes **2 garage spaces** and **2 cellar storage units**. The common areas of the building have **designer wall surfaces** and **all-glass railings**. Each floor is connected by a staircase and an **elevator**, and there is a **reception**, a washing station for bikes, strollers or dogs, and delivery boxes for e-shop shipments.

The high-standard facilities of the apartments include aluminum **sliding windows** with insulating triple glazing and front window blinds, **interior doors with concealed hinges** by Dextūra, wooden double-layer floors in the living rooms, large-format floor and wall tiles by the **ITALGRANITI** Italian brand in the bathrooms, **Laufen** sanitary ware and **Hansgrohe** faucets, underfloor heating, **air-conditioning**, a constant supply of fresh air thanks to recuperation, or a **Loxone** smart home system.

This attractive area provides a quiet environment for relaxation close to nature (**Kinský Garden**, **Petřín Hill**, and Husovy Sady Park), excellent accessibility to the city center (a few minutes by car or several tram stops), sports facilities (tennis, yoga, or fitness), shopping opportunities (the Nový Smíchov shopping center and surroundings), as well as cultural and social activities (entertainment events and concerts in **Klamovka**, **Švandaovo Theater**, multi-cinemas, etc.).

**Completion scheduled for Q3 2026.**

Floor area 149.5 m<sup>2</sup>, terrace 49.14 m<sup>2</sup>, balcony 11.21 m<sup>2</sup>.



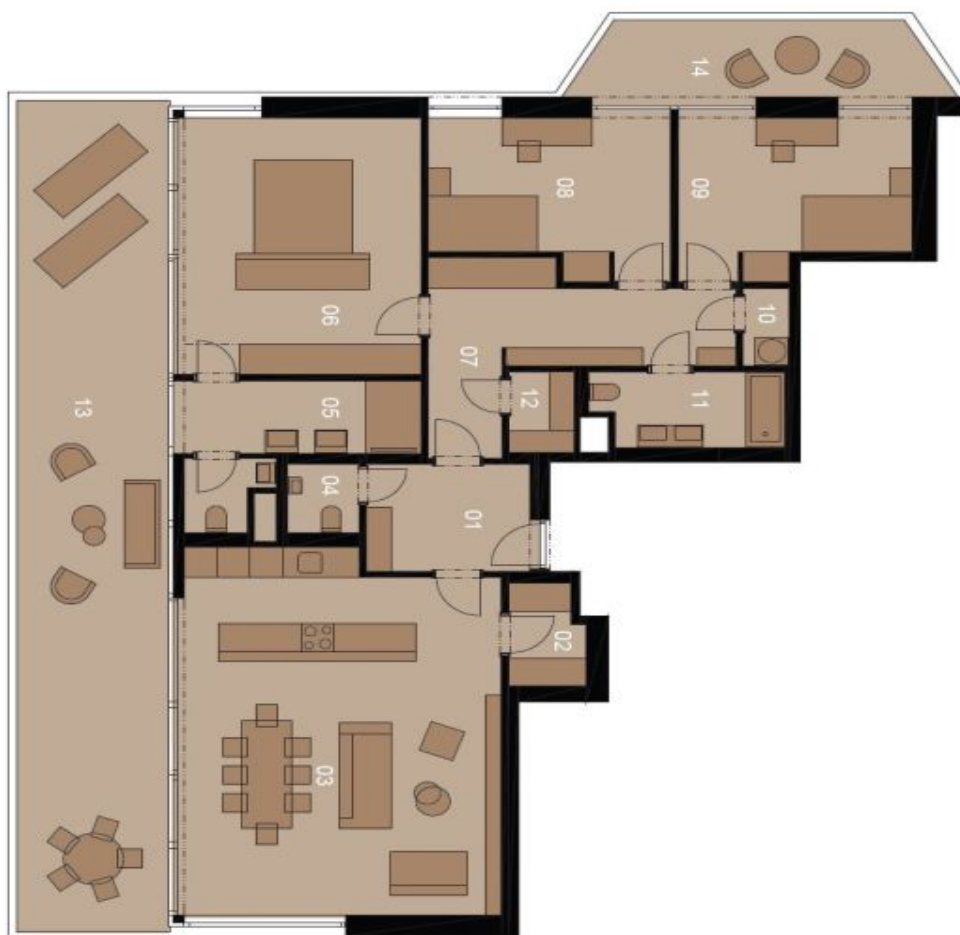


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DISPOZICE	PODLAŽÍ	Č. BYTLU
4 + KK	5. NP	27
01 ZADVEŘÍ		7,28 m <sup>2</sup>
02 ŠATNA		2,88 m <sup>2</sup>
03 OBÝVACÍ POKOJ + KK		44,95 m <sup>2</sup>
04 WC		2,04 m <sup>2</sup>
05 KOUPELNA + WC		9,42 m <sup>2</sup>
06 LOŽNICE		24,45 m <sup>2</sup>
07 CHODBA		13,91 m <sup>2</sup>
08 POKOJ		14,18 m <sup>2</sup>
09 POKOJ		14,02 m <sup>2</sup>
10 KOMORA		1,52 m <sup>2</sup>
11 KOUPELNA		5,54 m <sup>2</sup>
12 ŠATNA		2,15 m <sup>2</sup>
<b>VNITŘNÍ UŽITNÁ PLOCHA</b>		<b>142,34 m<sup>2</sup></b>
<b>CELKOVÁ PODLAHOVÁ PLOCHA</b>		<b>149,50 m<sup>2</sup></b>
13 TERASA		49,14 m <sup>2</sup>
14 BALKON		11,21 m <sup>2</sup>



Plochy jednotlivých místností jsou pouze orientační. Vyznačené zařízení v plánech bytů (nabýlek, kuch. linka, et. sporáček atd.) není součástí dodávky. Rozsahi dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.

