



## Apartment One-bedroom (2+kk)

€ 602 020 | CZK 14 900 000

62.5 m², Prague 5, Smíchov, Šiklové





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Total area	67 m²
Floor area*	63 m²
Loggia	4 m²
Parking	Garage parking space
Cellar	3 m²
PENB	B
Reference number	108765

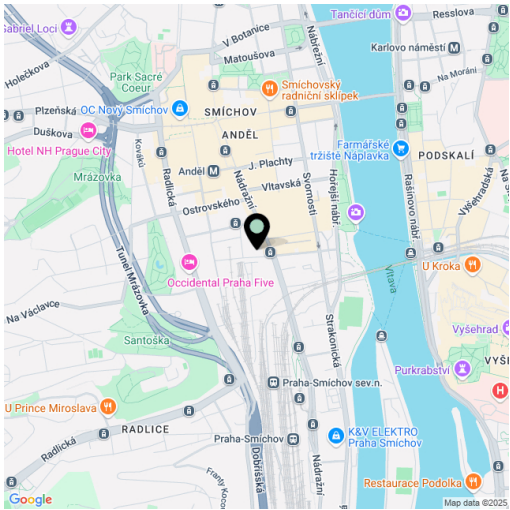
This new, high-standard south-facing apartment is located in an energy-efficient, barrier-free residential building that is part of the newly emerging Smíchov City district. The apartment comes fully furnished, and the price includes a parking space and a cellar. This dynamically developing area is seamlessly connected to the existing neighborhood with full civic amenities, and additional services are gradually being added.

The apartment, located on the 1st floor, features a living room with a kitchen, a dining area, and access to a **sunny loggia**, a bedroom, a bathroom (with a walk-in shower and toilet), a storage room, and an entry hall.

The building was completed in 2024. Standard features include **wooden Euro windows** with triple glazing, **wooden floors**, **heat recovery ventilation**, central heating, and a preparation for a smart home system. Premium upgrades include a **Villeroy & Boch** bathroom, **exterior blinds** and a **Wallbox** charging station directly by the parking space. The purchase price includes **all interior furnishings**, a **cellar**, and a **garage parking space**. The building is equipped with an **elevator**, a **bike room**, a stroller storage area, and a **landscaped** courtyard accessible only to residents. Common areas are well-maintained and secured by **security service**, **24/7 reception**, and a camera surveillance system.

**Smíchov City** is a premium urban district with complete civic amenities in immediate proximity. The neighborhood offers a wide range of restaurants, cafés, clubs, and shops, including a large shopping and entertainment center. **Excellent transport connections** are ensured by a nearby metro station, as well as tram, bus, and train services just a short walk from the building.

Floor area 62.5 m², loggia 4.3 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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SEKYRA  
GROUP

SMÍCHOV  
CITY

Byt  
06.2.2

Dispozice  
2+kk

Patro  
2.NP

Schéma půdorys

Schéma řez

Schéma situace

č.m.

místnost

m²

06.2.2-01

Chodba

9,3

06.2.2-02

Komora

2,9

06.2.2-03

Obývací pokoj+KK

26,7

06.2.2-04

Ložnice

15,8

06.2.2-05

Koupelna

4,5

CELKOVÁ UŽITNÁ PLOCHA

59,2

PODLAHOVÁ PLOCHA

62,6

06.2.2-06

Lodžie

4,3

Místnost 06.2.2-04 splňuje požadavky na úroveň denního osvětlení obytné místnosti podle normy ČSN 730580-1  
Denní osvětlení obytných budov na základě povolené výjimky udělené odborem Stavebního úřadu MČ Praha 5.

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