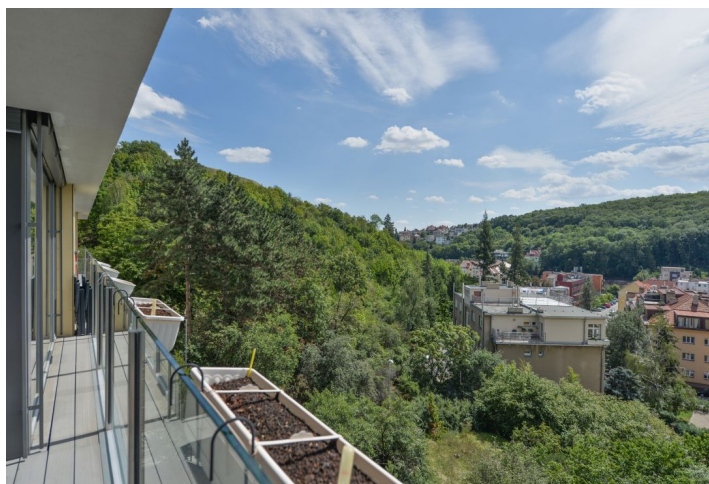




## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Praha 5, Smíchov, Na Pláni





## Apartment Two-bedroom (3+kk)

**Sold**89 m<sup>2</sup>, Praha 5, Smíchov, Na Pláni

Total area	101 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	One outdoor parking space
Cellar	Yes
Service price	4 950 CZK monthly
PENB	G
Reference number	33290

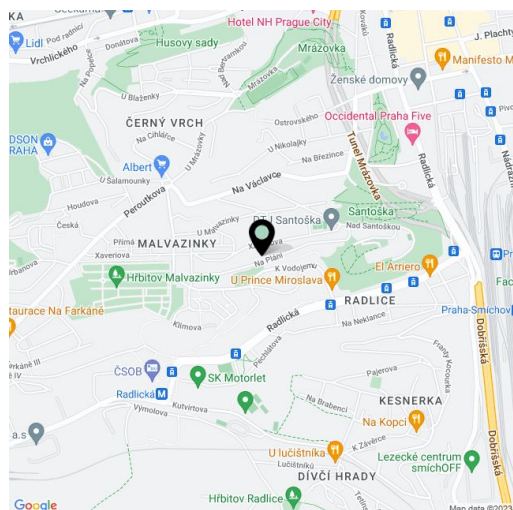
This bright and sunny apartment with a parking space, a spacious balcony, and views of the greenery is part of the Residence Aurum modern apartment building with 23 units. The residence is set in a pleasant part of a traditional residential area of Malvazinky.

The offered unit is located on the ground floor, but thanks to the sloping plot of land, the interior is on the level of the 3rd floor. The layout consists of a living room with a dining area and a kitchen, 2 bedrooms, a hall with a walk-in closet, a bathroom, and a guest toilet. All of the living rooms are connected to the **south-facing terrace**.

Facilities include **wooden floating floors**, wooden large-format **insulated Euro windows** with a four-stage ventilation system and aluminum **exterior blinds**, a fully equipped kitchen, a glass balcony railing, a security entry door, and a video entry phone. There is a practical storage space for outdoor furniture on the terrace. The apartment has a **cellar** and **1 outdoor parking space**.

The quiet location near the Smíchov center of **Anděl** is surrounded by plenty of greenery, **Paví Vrch Hill** or **Santoška Garden** are within walking distance. There are kindergartens and elementary schools, restaurants, shops, and sports facilities (tennis courts, an ice rink, or a swimming pool). Transport links are provided by buses and trams. Traveling by car is made easier by a fast connection to the South Connecting Road or the nearby entrance to the Blanka tunnel complex.

Interior 89.18 m<sup>2</sup>, loggia 12 m<sup>2</sup>, cellar 2.1 m<sup>2</sup>.



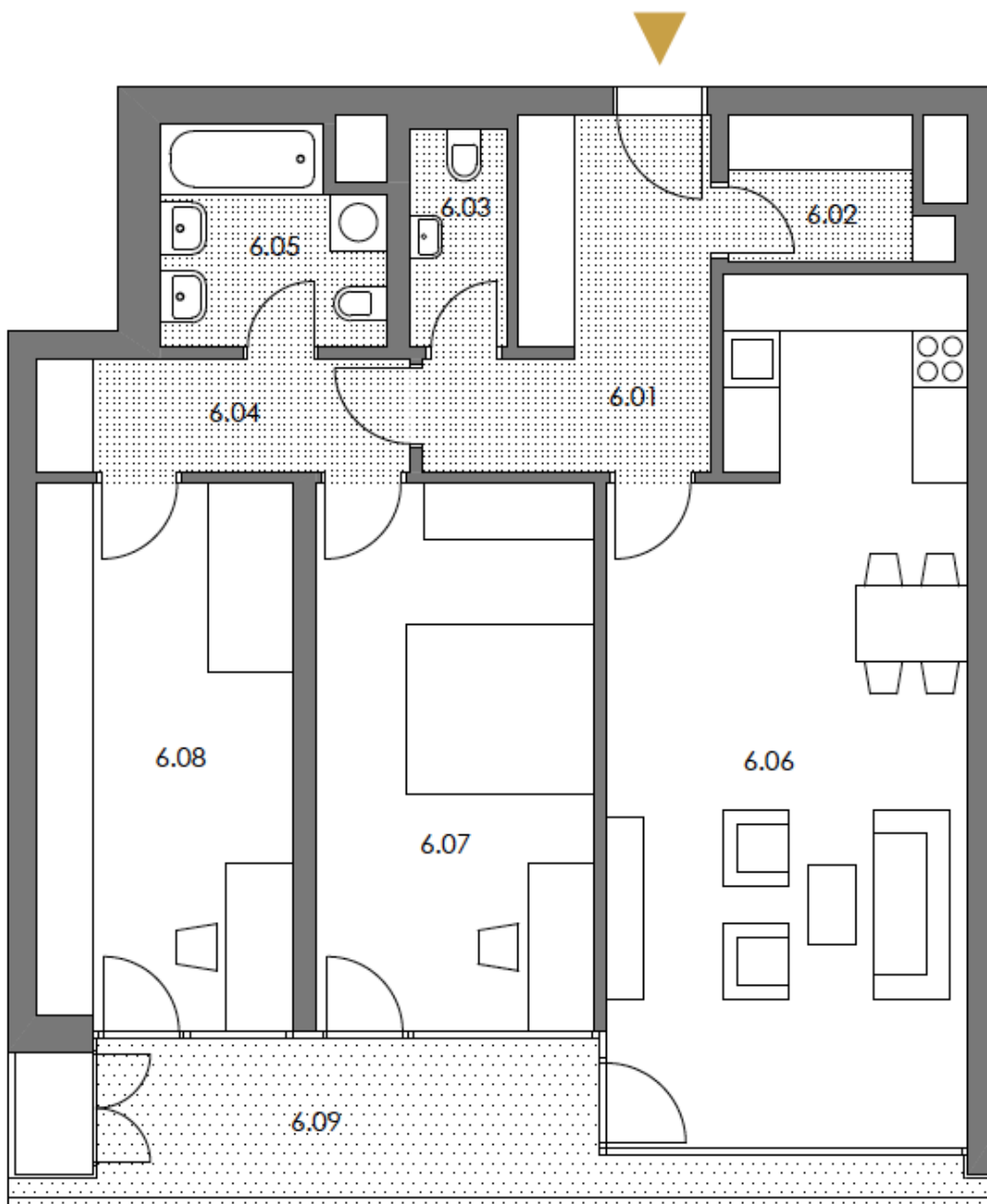
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

89 m<sup>2</sup>, Praha 5, Smíchov, Na Pláni

Sold

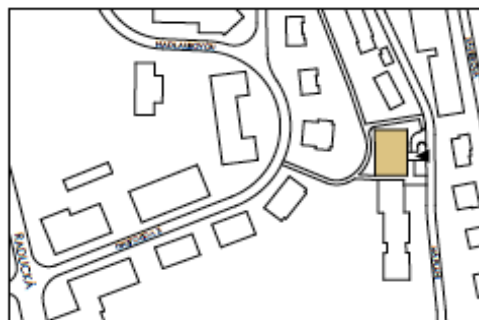
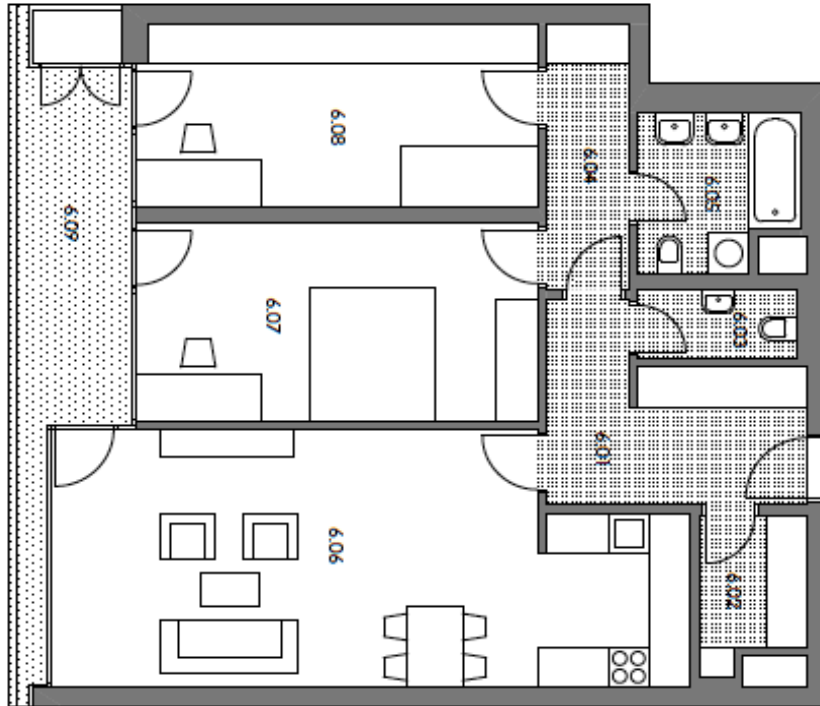




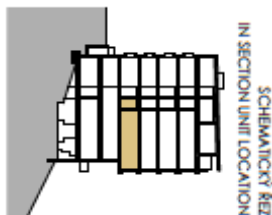
# Apartment Two-bedroom (3+kk)

89 m<sup>2</sup>, Praha 5, Smíchov, Na Pláni

Sold



UMÍSTĚNÍ BUDOVY V SITUACI  
ON SITE BUILDING LOCATION



SCHEMATICKÝ ŘEZ  
IN SECTION UNIT LOCATION



UMÍSTĚNÍ BYTU NA PODLAŽÍ  
ON FLOOR UNIT LOCATION

BYT / APARTMENT		6
PODLAŽÍ / FLOOR		1. NP / groundfloor
VELIKOST / SIZE		3 + kk
6.01	CHODBA / CORRIDOR	8,52 m <sup>2</sup>
6.02	ŠATNA / CLOAK-ROOM	3,20 m <sup>2</sup>
6.03	WC / WC	2,36 m <sup>2</sup>
6.04	CHODBA / CORRIDOR	4,65 m <sup>2</sup>
6.05	KOUPELNA / BATHROOM	4,98 m <sup>2</sup>
6.06	OBYVACÍ POKOJ / LIVING ROOM	32,69 m <sup>2</sup>
6.07	POKOJ / ROOM	17,04 m <sup>2</sup>
6.08	POKOJ / ROOM	15,74 m <sup>2</sup>
<b>PLOCHA BYTU / FLOORING AREA</b>		<b>87,18 m<sup>2</sup></b>
6.09	LODŽIE / LOGGIA	12,00 m <sup>2</sup>
5.3	SKLEP / CELLAR UNIT	2,10 m <sup>2</sup>