



## Apartment Two-bedroom (3+kk)

€ 955 260 | CZK 23 700 000

126.2 m², Prague 5, Smíchov, K Závěrcce





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Total area	126 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	3 m²
PENB	B
Reference number	38458

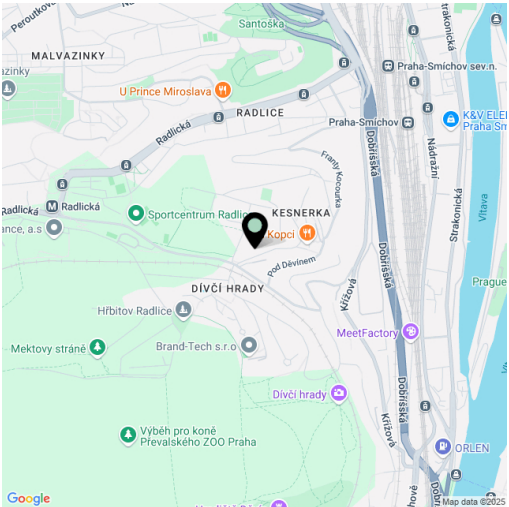
This modern apartment with unique views and two garage parking spaces is part of the Viladům Děvín boutique residential project. The pleasant villa district beneath Dívčí hrady is located near the Kesnerka forest park, the Prokopské and Dalejské valleys, as well as the Smíchov district and Anděl city center.

The layout of this 2nd floor unit includes a **40 m² living room** with a kitchen, a master bedroom with an en-suite bathroom and walk-in closet, a second bedroom, a central bathroom with a double sink and bathtub, a separate toilet, and a spacious entrance hall.

High-quality features include **hardwood oak parquet floors**, large-format tiles, floor-to-ceiling windows with aluminum frames and triple glazing, **ceiling cooling**, and central **underfloor heating** throughout the apartment. The bathrooms are fitted with sanitary ware from Laufen and Kartell, and there's a video intercom system. Built-in wardrobes and the high-gloss kitchen are by **Hanák**. The purchase price includes **two garage parking spaces**. The residential building, with just 8 units, was completed in 2019 based on a design by a renowned architectural firm.

Located high above the city center, the area offers peaceful living close to nature while remaining well-connected to all urban amenities. Just steps from the building, you'll find a popular restaurant, a farm produce shop, a convenience store, a kindergarten, and a children's playground. A primary school, **swimming pool**, **fitness center**, **tennis courts**, and a floorball hall are within a 20-minute walk or a short drive. The Anděl commercial and entertainment district is also within quick reach. A nearby bus stop provides easy access to the metro. The villa district is surrounded by several parks, including the vast **Prokopské and Dalejské Valleys**, offering countless hours of outdoor enjoyment in the fresh air.

Floor area 126.2 m², cellar 3.1 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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K Závěrcce

Byt 3+kk

3. NP

- 1 Závěří
- 2 Koupelna
- 3 WC
- 4 Ložnice
- 5 Obývací pokoj + Kuchyně
- 6 Chodba
- 7 Komora
- 8 Ložnice
- 9 Koupelna

9,80 m²

4,47 m²

1,47 m²

17,90 m²

40,83 m²

3,37 m²

2,50 m²

28,86 m²

4,61 m²

