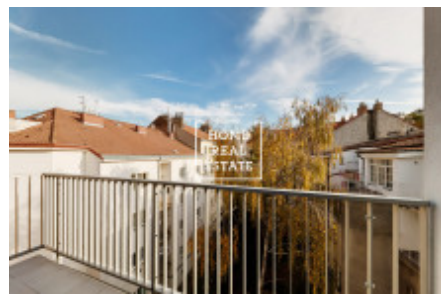
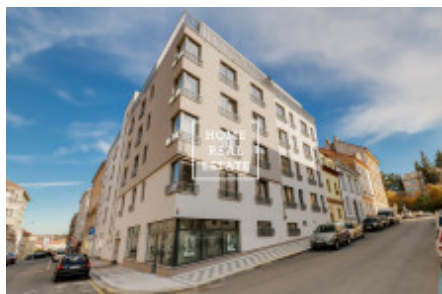


HOME  
REAL  
ESTATE

# Sale flat 3+kk, 105 m2 - Pod Barvířkou, Praha 5



«Home Real Estate» offers for sale a 3 + kk apartment of 98 m<sup>2</sup> with a balcony (6.6 m<sup>2</sup>), located in the Mélange residence in the desired part of Prague 5 - Smíchov. We still have several units of a similar type left in this residence. Feel free to ask for more. Second garage parking FREE. We have a wide portfolio of non-public offers in new buildings in Smíchov. For more offers that we do not advertise on the portals, visit our website [bytysmichov.com](http://bytysmichov.com) A brand new, unfurnished apartment with a north and west orientation and an above-standard ceiling height (280 cm) is located on the 6th floor of a new building with an elevator. The apartment consists of a spacious living room (29.4 m<sup>2</sup>) with kitchenette, 2 bedrooms (29.4 m<sup>2</sup> and 17.3 m<sup>2</sup>), hallway (10.6 m<sup>2</sup>), bathroom with toilet (4.5 m<sup>2</sup>), separate toilet (1.2 m<sup>2</sup>) and balcony (6.6 m<sup>2</sup>). The apartment is made to high standards: luxury wooden floors Vinyl Winflex from Floor Experts, interior doors Vetos, in the bathroom stylish ceramic tiles Graniti Fiandre Core Shade, wall-hung toilet and sink from Villeroy & Boch. Cooling preparation is installed. The Mélange Residence is a new project, inspired by German functionalism, yet nicely fitting into one of the most important historical areas of Prague. Its main elements are the location in the central and very promising part of the city with good transport accessibility, really nice, modern exterior and interior design, top standards of apartment equipment and overall high level of construction. The residence is located in the southern part of Smíchov on a hill between Paví vrch and Dívčí Hrad, 40 meters above the Vltava river. It is so perfect for those who want to live close to the busy Angel and still have the peace and privacy that is guaranteed by Pod Brentovou Street. Excellent transport accessibility: the Braunova tram stop is right next to the house, the tram ride to Anděl (line B) then takes only 7 minutes. Total price: 10,620,000 including VAT and real estate agency commission. You do not pay 4% property acquisition tax. The price includes a cellar, garage parking in the underground car park can be purchased. For more information about the property or to arrange a tour, please contact our broker or fill out the form below, we will be happy to help you! We have a wide portfolio of non-public offers in new buildings in Smíchov. For more offers that we do not advertise on the portals, visit our website [bytysmichov.com](http://bytysmichov.com)

ID	<a href="#">29636</a>	Offer	Sale
Group	3+kk	Furnished	Partially furnished
Location	Pod Barvířkou 919, 150 00 Praha 5- Smíchov, Česko	Ownership	Personal
Usable area	105 m <sup>2</sup>	City	<a href="#">Prague</a>
District	<a href="#">Praha 5</a>	City district	<a href="#">Smíchov</a>
Status	Realized		