



# Sale flat 3+kk, 106 m2 - Pod Brentovou, Praha 5



«Home Real Estate» offers to buy a 2-bedroom flat with the full area of 78,7 sqm with a balcony (6,1 sqm) and a large terrace (21,6 sqm) , situated in Mélange in a frequented part of Prague 5 - Smíchov.

We still have several units of this type left in this residence. Do not hesitate to request for more information.

SPECIAL OFFER: Second garage parking for free till 30.11.19.

We have a wide portfolio of off-market offers in new residential buildings in Smíchov. For more offers that we do not publish online visit our website [bytysmichov.com](http://bytysmichov.com)

Completely new unfurnished flat with north and south orientation and high ceilings (2,8 m) is situated on the 6th floor of a new building. The flat layout includes a living room with kitchen unit (21,3 sqm), 2x bedrooms (13,1 sqm a 13,5 sqm), entrance hall (14,8 sqm), bathroom with toilet (4,8 sqm) and a separate toilet (1,7 sqm).

The apartment is made in high standards: luxurious wooden floors Vinyl Winflex by Floor Experts, interior doors Vetos, bathroom with stylish ceramic tiles Graniti Fiandre Core Shade, wall-hung toilet and sink from Villeroy & Boch. Cooling preparation is installed.

Residence Mélange is a new project inspired by German functionalism, yet nicely fitting into one of the most important historical areas of Prague. Its main features are the location in the city center in a very promising part of the city with good transport accessibility, really nice, modern exterior and interior design, top standards of furnishing and a 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 perfect for those who want to live near a busy Angel and yet have the peace and privacy provided by Pod Brentovou Street.

Good transport accessibility: tram station Braunova is just near the building and it takes just 7 minutes by tram to get to Anděl (metro and tram station).

Full price: 9.480.000 CZK including VAT and agency fee. You do not pay the 4% tax on the property.

The price includes cellar. Possibility of buying a parking place in the residence carpark.

To get more information about this property or to arrange a viewing, please contact us or fill in the form below, we will be glad to help you!

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ID	<a href="#">31753</a>	Offer	Sale
Group	3+kk	Furnished	Partially furnished
Location	Pod Brentovou 658/3, 150 00 Praha 5- Smíchov, Česko	Ownership	Personal
Usable area	106 m <sup>2</sup>	City	<a href="#">Prague</a>
District	<a href="#">Praha 5</a>	City district	<a href="#">Smíchov</a>
Status	Realized		