



**Sale flat 3+kk, 105 m2 - Pod Barvířkou**

**HOME  
REAL  
ESTATE**

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«Home Real Estate» offers to buy a 2-bedroom flat with the full area of 98 sqm with balcony (6,6 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. 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 For more offers that we do not publish online visit our website [bytysmichov.com](http://bytysmichov.com)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 west orientation and high ceilings (2,8 m) is situated on the 6th floor of a new building. The flat layout includes a living room (29,4 sqm) with kitchen unit, 2x bedrooms (29,4 sqm and 17,3 sqm), entrance hall (10,6 sqm), bathroom with toilet (4,5 sqm), separate toilet (1.2 sqm) and balcony (6,6 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: 10.620.000 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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|               |  |
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| ID            | <a href="#">33664</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>                           |
| City district | <a href="#">Smíchov</a>                          |