



Sale flat 1+kk, 46 m² - Pod Brentovou

**HOME
REAL
ESTATE**



«Home Real Estate» offers to buy a studio flat with the full area of 45,9 sqm, situated in Mélange in a frequented part of Prague 5 - Smíchov.

This is the last studio flat in this residence.

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Completely new unfurnished flat with south orientation and high ceilings (2,8 m) is situated on the 2nd floor of a new building. The flat layout includes a living room with kitchen unit (29,6 sqm), entrance hall (9,6 sqm) and a bathroom with toilet (4,8 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.

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: 4.650.000 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	33692
Offer	Sale
Group	1+kk
Furnished	Partially furnished
Location	Pod Brentovou 732/5, 150 00 Praha 5-Smíchov, Česko
Ownership	Personal
Usable area	46 m ²
City	Prague
City district	Smíchov