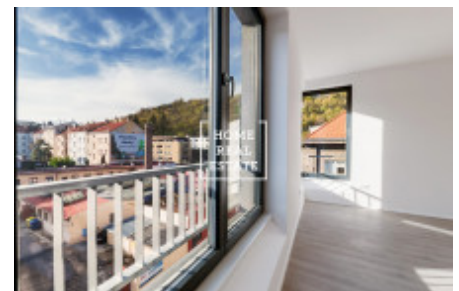
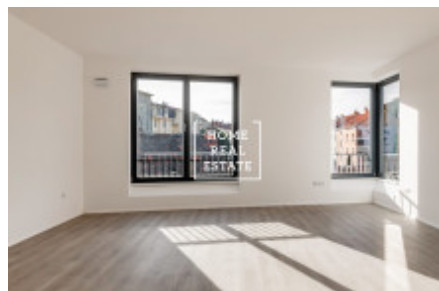
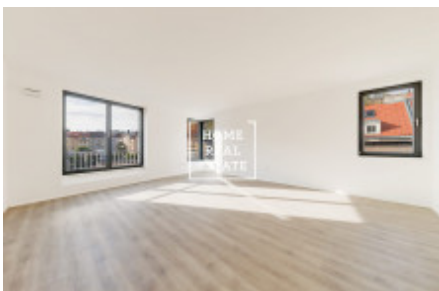




Sale flat 4+kk, 1141 m2 - Pod Brentovou, Praha 5



«Home Real Estate» offers to buy a 3-bedroom flat with the full area of 114,1 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 For more offers that we do not publish online visit our website bytysmichov.com Completely new unfurnished flat with orientation on North-West and high ceilings (2,8 m) is situated on the 5th floor of a new building. The flat layout includes a living room with kitchen unit (34,2 sqm), 3x bedrooms (18,8 sqm, 15,5 sqm and 18,7 sqm), entrance hall (8,9 sqm), bathroom (4,6 sqm), bathroom with toilet (4,3 sqm) and a separate toilet (1 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: 10.800.000 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! 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

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|-----------|-------------------------|---------------|-------------------------|
| ID | 35084 | Offer | Sale |
| Group | 4+kk | Furnished | Partially furnished |
| Ownership | Personal | Usable area | 1141 m ² |
| Parking | Yes | City | Prague |
| District | Praha 5 | City district | Smíchov |
| Status | Realized | | |