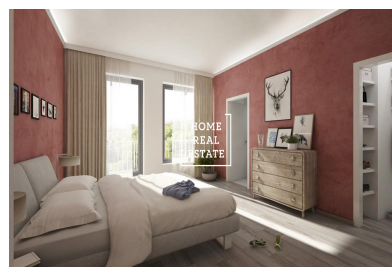




Sale flat 1+kk, 459 m2 - Pod Brentovou, Praha 5



**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. 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 For more offers that we do not publish online visit our website bytysmichov.com Completely new unfurnished flat with south orientation and high ceilings (2,8 m) is situated on the 2nd floor of a new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! 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 For more offers that we do not publish online visit our website bytysmichov.com



ID	35113
Offer	Sale
Group	1+kk
Furnished	Partially furnished
Ownership	Personal
Usable area	459 m ²
Parking	Yes
City	Prague
District	Praha 5
City district	Smíchov