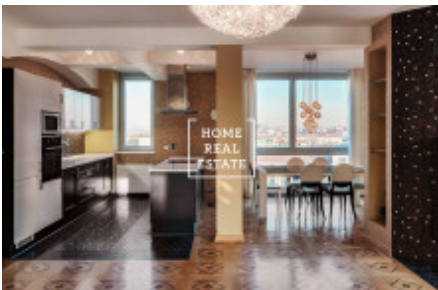


HOME
REAL
ESTATE

Sale flat 4+kk, 187 m2 - Astlova, Praha 5



- LEGENDA MÍSTNOSTÍ
- 1 - Kuchyň (10,00 m²)
 - 2 - Žitná (10,00 m²)
 - 3 - Obývací pokoj (18,00 m²)
 - 4 - Pokoj (11,00 m²)
 - 5 - Pokoj (10,00 m²)
 - 6 - Ložnice (12,00 m²)
 - 7 - Koupelna (5,00 m²)
 - 8 - Toaleta (2,00 m²)
 - 9 - WC (2,00 m²)
 - 10 - Převýšený (10,00 m²)
 - 11 - Balkon (10,00 m²)



LEGENDA MÍSTNOSTÍ

1 - Terasa (18,00 m²)



REKONSTRUOVANÉ
CS

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«Home Real Estate» in the exclusive representation of the owner offers for sale a unique apartment 4 + kk with a size of 187 m² with a roof terrace with an area of 190 m² with a breathtaking panoramic view of Prague.

Spacious, fully furnished apartment is located on the 7th floor of a modern residence Nový Anděl with parking and a landscaped green courtyard. Quiet street in the residential part of Smíchov, 5 minutes walk to the metro station Anděl and the shopping center Nový Smíchov, close to the French Lyceum. The interior of the apartment consists of a generous living room with dining area and fireplace with an area of 85.4 m² with fully equipped quality kitchen and entrance to the terrace, master bedroom of 32 m² with en-suite bathroom (bath, bidet, toilet), two more bedrooms and a separate bathroom (bath, bidet, toilet). The apartment also has a large storage room, guest toilet, hall and entrance hall with built-in wardrobes. Quality equipment and furnishings: all interior doors from the Italian manufacturer Rimadesio, custom-made oak parquet floors in the main room, solid Alpina Lerno oak floors in the bedrooms, custom-made oak floor moldings. Sanitary Villeroy Boch, Duravit Starck, Flaminia, Ideal Standard bath, shower. Cesana corner, Milldue bathroom furniture and luxury Foglia Oro Ivonne (Italy). Fireplace Edilkamin. Marble tiles Marazzi, Mirage, Ricchetti, Fioranese. All the lights of the famous Italian brand Catellani Smith.

2 garage spaces and a cellar in the basement are included. Deposit for communal services, water, heating and parking CZK 8,500 per month. The deposit for electricity is 1200 CZK per month.

The Nový Anděl residence is located in Smíchov, Prague, and is therefore very close to the city center. The project has 91 apartments and was completed in 2005. The heating is central. The height of the ceilings is 2.7 m. The authors of the project are Kordovská or Kordovský, architekti sro. The developer is Metrostav Development as The residence consists of a U-shaped house. The residential complex is oriented so that it opens to the green slope facing Ostrovského Street. There are two floors of garage parking spaces under the residential complex. There are video cameras at the entrances to the individual sections, all offered flats have a videophone. According to the table of energy label categories, the project falls into category C.

We speak english - call us for further infomation. Мы говорим по-русски - позвоните нам для более подробной информации.

ID	35691	Offer	Sale
Group	4+kk	Furnished	Furnished
Location	Astlova 3205/5	Ownership	Personal
Usable area	187 m ²	City	Prague
District	Praha 5	City district	Smíchov
Status	Realized		