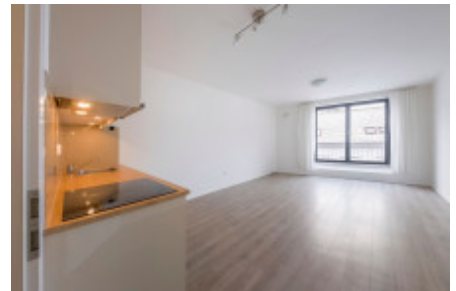


HOME
REAL
ESTATE

Sale flat 1+kk, 36 m² - Pod Barvířkou, Smíchov



Home Real Estate, in exclusive representation of the owner, offers for sale a 1+kk apartment with a total area of 35.5 m², located on the 4th floor of the Mélange Residence in the highly sought-after Prague 5 - Smíchov district.

Building & Features:

- Newly built in 2019 with barrier-free access and elevator
- Energy performance certificate: Class B

Included in the price: fully equipped kitchen with appliances, storage cellar of 1.91 m²

Apartment Layout:

- Entrance hallway
- Bathroom with bathtub and WC
- Spacious living room with kitchenette (including kitchen unit and appliances)
- Cellar 1.91 m²

High-Quality Standards:

- Bathrooms finished with large-format Graniti Fiandre tiles and premium GROHE and Villeroy & Boch sanitary fittings

Wooden French windows.

- Innovative underfloor heating system with independent room temperature control, eliminating the need for wall-mounted radiators
- Luxury EKO vinyl floors in living areas for a modern and practical finish
- Interior doors by Vetos, stylish ceramic tiles Graniti Fiandre Core Shade, wall-hung WC and sink from Villeroy & Boch

Location:

Prague 5 - Smíchov is one of the most attractive parts of Prague due to its excellent accessibility, full civic amenities, and proximity to the city center. The residence is within walking distance of Metro B stations Anděl and Smíchovské nádraží, as well as the Nový Smíchov shopping center, multiplex cinemas, banks, restaurants, and theaters. Despite the central location, the residence is shielded from city noise.

Price: CZK 7,167,800 incl. legal services and agency commission

Optional covered parking space: CZK 850,000 incl. VAT

Recommendation: Ideal for investment or personal use.

For more information or to arrange a viewing, please contact the real estate agent or fill out the form below.

ID	36672	Offer	Sale
Group	1+kk	Furnished	Furnished
Location	Pod Barvířkou	Ownership	Personal
Usable area	36 m ²	Floor	4 - Floor
City	Prague	District	Smíchov
City district	Smíchov	Status	Realized