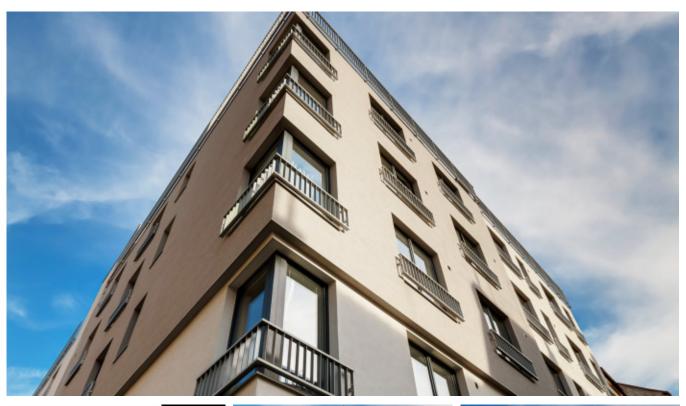
HOME REAL ESTATE

Sale flat 1+kk, 32 m2 - Pod Barvířkou, Smíchov











Home Real Estate, in exclusive representation of the owner, is pleased to offer for sale a 1+kk studio apartment with a total area of 32.04 m² and a terrace of 12.6 m², located on the ground floor of the Mélange Residence in the highly sought-after Prague 5 - Smíchov district.

Current photos are being prepared.

Building & Features:

- Newly built with barrier-free access and elevator
- Energy performance certificate: Class B
- Included in the price: fully equipped kitchen with appliances, storage cellar of 1.68 m²

Apartment Layout:

- Entrance hallway
- Bathroom with shower and WC
- Spacious living room with kitchenette (including kitchen unit and appliances)
- Terrace 12.6 m²
- Cellar 1.68 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 durability and modern aesthetics
- 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 districts in Prague, offering 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 Nový Smíchov shopping center, multiplex cinemas, banks, restaurants, and theaters. Despite the central location, the residence is protected from city noise.

Price: CZK 6,485,000 incl. VAT, 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	<u>36673</u>	Price per m ²	202 657 Kč
Price	6 485 000 Kč	Offer	Sale
Group	1+kk	Furnished	Furnished
Location	Pod Barvířkou	Ownership	Personal
Usable area	32 m^2	Floor	1 - Floor
City	<u>Prague</u>	District	<u>Smíchov</u>
City district	<u>Smíchov</u>	Status	On sale