

Home Real Estate, as the exclusive representative of the owner, offers for sale a 1+kk studio unit with a floor area of 32.04 m² and a 12.6 m² terrace, located on the 1st floor of the Mélange Residence in the highly desirable district of Prague 5 – Smíchov.

The building is a new development with barrier-free access and an elevator.
Energy performance certificate: Class B.

The price of the unit includes:

- fully equipped kitchen including appliances
- cellar unit of 1.68 m²

Layout of the unit:

- entrance hall
- bathroom with shower and toilet
- spacious living room with kitchenette (including kitchen unit and appliances)
- terrace 12.6 m²
- cellar 1.68 m²

Mélange Residence – modern living with premium standards:

The Mélange Residence offers its residents luxury combined with innovative solutions for a comfortable everyday lifestyle.

Standards:

A focus on high quality is visible throughout the entire project – for example, in bathrooms featuring large-format Graniti Fiandre tiles and sanitary equipment from premium brands GROHE and Villeroy & Boch. All apartments are equipped with wooden French-style windows. An innovative underfloor heating system, independently adjustable in every room, ensures maximum comfort even during colder months and eliminates the need for radiators on the walls – increasing the aesthetic quality and spatial flexibility of the interiors. The luxury ECO-vinyl floors in the living areas are not only stylish but also highly durable and practical.

The project was built in a high standard, including:

- luxury vinyl floors Winflex by Floor Experts
- Vetos interior doors
- bathroom tiles Graniti Fiandre Core Shade
- suspended WC and washbasin by Villeroy & Boch

Location – Prague 5, Smíchov:

- Prague 5 – Smíchov is one of the most attractive and fastest-growing districts of Prague, thanks to its excellent transport links, complete civic amenities, and position near the city centre.

Mélange Residence benefits from all of these advantages. The residence is easily accessible by both public and private transport. Key metro line B with stations Anděl and Smíchovské nádraží is within walking distance. Equally close is the major shopping centre Nový Smíchov, two multiplex cinemas, banks, restaurants, and theatres. Despite being close to all urban amenities, the residence itself is peacefully tucked away from the main city noise.

Price CZK 6,485,000 including VAT, legal services, and agency commission.

A parking space in the covered underground garage can be purchased for CZK 850,000 including VAT.

Current photos are in preparation.

We highly recommend this property both as an investment or for private use.

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

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|---------------|-------------------------|-----------|-------------------------|
| ID | 36673 | Offer | Sale |
| Group | 1+kk | Furnished | Furnished |
| Location | Pod Barvířkou | Ownership | Personal |
| Usable area | 32 m ² | Floor | 1 - Floor |
| City | Prague | District | Smíchov |
| City district | Smíchov | Status | Realized |