HOME REAL ESTATE

Sale flat 1+kk, 48 m2 - Pod Barvířkou, Smíchov











Home Real Estate, in exclusive representation of the owner, offers for sale a 1.5+kk studio apartment with a total area of 47.8 m^2 and a terrace of 22.9 m^2 , 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 1.56 m²

Apartment Layout:

- Entrance hallway
- Bathroom with shower and WC
- Spacious living room with kitchenette (including kitchen unit and appliances)
- Terrace 22.9 m²
- Cellar 1.56 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 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 its central location, the residence is protected from city noise.

Price: CZK 8,990,000 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>36674</u>	Price per m ²	187 292 Kč
Price	8 990 000 Kč	Offer	Sale
Group	1+kk	Furnished	Furnished
Location	Pod Barvířkou	Ownership	Personal
Usable area	48 m ²	Floor	1 - Floor
City	<u>Prague</u>	District	<u>Smíchov</u>
City district	<u>Smíchov</u>	Status	On sale