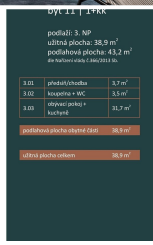
Sale of an apartment 1+kt, 39 sqm, in the project Garden Lofts, Prague 5 - Pechlátova str.



39 m² | Pechlátova, Praha 5 | Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**GL-11**	Price	**Sold**
Address	**Pechlátova, Praha 5**	Type	**Apartments**
Disposition	**1 + kitchenette**	Usable area	**39 m²**
Offer status	**Sold**	Floor area	**39 m²**
Low energy	**No**	Energy performance of the building	**B - Very economical**
Floor	**2nd floor**	Lift	**Yes**

About real estate

We offer for sale a design apartment 1+kt with a living area of 38,9 sqm in a unique development project Garden Lofts in Pechlátova street, Prague 5. The apartment is situated on 2nd floor. The interior includes a hallway, a spacious living room with a kitchenette and a sleeping area and a bathroom with a shower.

The residence has a private garden (2 495 sqm) and provide the possibility of a variety of uses. On the lower level there is a garden pool with residence terraces for sitting. In the garden, gazebos with facilities for barbecues, picnics, etc. will promote privacy. The higher levels of the garden offer raised beds for growing vegetables or herbs. The upper level then has a fire pit with bench seating for evenings by the fire. Completely above will be facilities for children with play elements, as well as elements for sports and fitness activities.

The house will be built of reinforced concrete frame, complemented by timber structures and solid, high quality insulating glazing. Heating is provided by a central gas boiler and underfloor heating distribution in all rooms. The bathrooms will have designer heating elements. Large-format aluminium windows with triple glazing in an industrial design from the prestigious Austrian window manufacturer Reynaers will be equipped (except for the northern facade facing the street) with aluminium roller shutters. The apartments will include a smart home system. The floors will feature a stylish combination of wood, designer concrete finishes and ceramic tiles. The project offers upscale materials with acknowledged industrial elements, with designer tiles and fittings from Elite Bath in the bathrooms. The main focus is on originality, functionality and aesthetics.

To ensure that the quality and workmanship of the project meets your and our high standards, SWIETELSKI, one of the leading construction companies on our market, was chosen as the general contractor.

Project approval: summer 2023, handover of units: autumn 2023.

It is a green area, quiet and away from the main Radlická street, from which it is screened by massive original buildings. Accessibility to the city centre is easy, from the residence you can walk in 8 minutes to metro B - Radlická. It is also possible to take trams No. 7 or 21 to the centre, whose stop is again only a few minutes away. When travelling outside of Prague, you can easily reach the Smichov Tunnel and the Prague Ring Road within minutes. All civic amenities are literally at your feet. A stone's throw away is a network of shops, schools and stores in the Smíchov Andel district with cultural stalls, entertainment centres, offices, banks, medical care, etc. The swimming pool with tennis courts, the Kutvirtova street workout playground and the Brabenecký Hill, Dívčí hrady or the nearby Prokopské údolí are just a few minutes' walk away.

The visualizations are illustrative.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
GL-01	2 + kitchenette	1st floor	55 m^2	51 m^2	No / 4 m^2 / No	No	SOLD
GL-02	5 + kitchenette	1st floor	191 m^2	112 m^2	Yes / 3 m^2 / No	Yes (44 m^2)	SOLD
GL-03	3 + kitchenette	1st floor	159 m^2	63 m^2	Yes / No / No	Yes (64 m^2)	SOLD
GL-04	2 + kitchenette	1st floor	100 m^2	39 m^2	Yes / No / No	Yes (40 m^2)	SOLD
GL-05	2 + kitchenette	1st floor	110 m^2	39 m^2	Yes / No / No	Yes (40 m^2)	SOLD
GL-06	4 + kitchenette	1st floor	204 m^2	113 m^2	Yes / 4 m^2 / No	Yes (54 m^2)	SOLD
GL-07	1 + kitchenette	1st floor	50 m^2	50 m^2	No / No / No	No	SOLD
GL-08	2 + kitchenette	2nd floor	55 m^2	51 m^2	No / 4 m^2 / No	No	SOLD
GL-09	4 + kitchenette	2nd floor	117 m^2	106 m^2	No / 3 m^2 / 8 m^2	No	SOLD
GL-10	2 + kitchenette	2nd floor	66 m^2	58 m^2	No / No / 8 m^2	No	SOLD
GL-11	1 + kitchenette	2nd floor	39 m^2	39 m^2	No / No / No	No	SOLD
GL-12	1 + kitchenette	2nd floor	40 m^2	40 m^2	No / No / No	No	SOLD
GL-13	3 + kitchenette	2nd floor	119 m^2	109 m^2	No / 4 m^2 / 6 m^2	No	SOLD
GL-14	1 + kitchenette	2nd floor	49 m^2	49 m^2	No / No / No	No	RESERVED
GL-15	2 + kitchenette	3rd floor	55 m^2	51 m^2	No / 4 m^2 / No	No	SOLD
GL-16	4 + kitchenette	3rd floor	116 m^2	106 m^2	No / 2 m^2 / 8 m^2	No	SOLD
GL-17	2 + kitchenette	3rd floor	66 m^2	58 m^2	No / No / 8 m^2	No	SOLD
GL-18	2 + kitchenette	3rd floor	67 m^2	67 m^2	No / No / No	No	SOLD
GL-19	3 + kitchenette	3rd floor	111 m^2	101 m^2	No / 4 m^2 / 6 m^2	No	SOLD
GL-20	2 + kitchenette	3rd floor	53 m^2	53 m^2	No / No / No	No	SOLD
GL-21	3 + kitchenette	4th floor	165 m^2	112 m^2	53 m^2 / No / No	No	SOLD
GL-22	4 + kitchenette	4th floor	191 m^2	132 m^2	59 m^2 / No / No	No	SOLD
GL-K1	Bussiness Units	ground floor	99 m^2	99 m^2	No / No / No	No	11 950 000 CZK
GL-K2	Offices	ground floor	100 m^2	100 m^2	No / No / No	No	11 990 000 CZK