



GL-14 | 2.FK

podlaží: 2. NP
užitná plocha: 49,4 m²
podlahová plocha: 53,6 m²
se zahrnutím vstupu a balkonu

3.01	spalovna	13,9 m ²
3.02	ložnice s WC	13,9 m ²
3.03	obývací pokoj	40,3 m ²
3.04	kuchyně	
podlahová plocha včetně vstupu		49,4 m ²
užitná plocha včetně		49,4 m ²

49 m² Pechlátova, Praha 5 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	GL-14	Price	Sold
Address	Pechlátova, Praha 5	Type	Apartments
Disposition	1 + kitchenette	Usable area	49 m²
Offer status	Sold	Floor area	49 m²
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 49,42 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 bathroom with a shower.

The residence has a private garden (2 495 sqm). It is situated on a sunny slope, which is terminated in the upper part by a wooded area. The different levels will create sufficient privacy for the owners of the apartments 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.

The general contractor is SWIETELSKI.

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-K	Bussiness Units	ground floor	100 m²	100 m²	No / No / No	No	9 500 000 CZK
GL-01	2 + kitchenette	1st floor	55 m²	51 m²	No / 4 m² / No	No	SOLD
GL-02	5 + kitchenette	1st floor	191 m²	112 m²	Yes / 3 m² / No	Yes (44 m²)	SOLD
GL-03	3 + kitchenette	1st floor	159 m²	63 m²	Yes / No / No	Yes (64 m²)	SOLD
GL-04	2 + kitchenette	1st floor	100 m²	39 m²	Yes / No / No	Yes (40 m²)	SOLD
GL-05	2 + kitchenette	1st floor	110 m²	39 m²	Yes / No / No	Yes (40 m²)	SOLD
GL-06	4 + kitchenette	1st floor	204 m²	113 m²	Yes / 4 m² / No	Yes (54 m²)	SOLD
GL-07	1 + kitchenette	1st floor	50 m²	50 m²	No / No / No	No	SOLD
GL-08	2 + kitchenette	2nd floor	55 m²	51 m²	No / 4 m² / No	No	SOLD
GL-09	4 + kitchenette	2nd floor	117 m²	106 m²	No / 3 m² / 8 m²	No	SOLD
GL-10	2 + kitchenette	2nd floor	66 m²	58 m²	No / No / 8 m²	No	SOLD
GL-11	1 + kitchenette	2nd floor	39 m²	39 m²	No / No / No	No	SOLD
GL-12	1 + kitchenette	2nd floor	40 m²	40 m²	No / No / No	No	SOLD
GL-13	3 + kitchenette	2nd floor	119 m²	109 m²	No / 4 m² / 6 m²	No	SOLD
GL-14	1 + kitchenette	2nd floor	49 m²	49 m²	No / No / No	No	SOLD
GL-15	2 + kitchenette	3rd floor	55 m²	51 m²	No / 4 m² / No	No	SOLD
GL-16	4 + kitchenette	3rd floor	116 m²	106 m²	No / 2 m² / 8 m²	No	SOLD
GL-17	2 + kitchenette	3rd floor	66 m²	58 m²	No / No / 8 m²	No	SOLD
GL-18	2 + kitchenette	3rd floor	67 m²	67 m²	No / No / No	No	SOLD
GL-19	3 + kitchenette	3rd floor	111 m²	101 m²	No / 4 m² / 6 m²	No	SOLD
GL-20	2 + kitchenette	3rd floor	53 m²	53 m²	No / No / No	No	SOLD
GL-21	3 + kitchenette	4th floor	165 m²	112 m²	53 m² / No / No	No	SOLD
GL-22	4 + kitchenette	4th floor	191 m²	132 m²	59 m² / No / No	No	SOLD
GL-K1	Bussiness Units	ground floor	99 m²	99 m²	No / No / No	No	SOLD
N7079	Offices	ground floor	100 m²	100 m²	No / No / No	No	416 CZK