



🏠 167 m<sup>2</sup> 📄 K Závěrce, Praha 5 - Smíchov 🏠 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**  
PROJECT MANAGER

sarka.ticha@luxent.cz  
+420 734 445 445

Order number	<b>VD-1.2</b>	Price	<b>Sold</b>
Address	<b>K Závěrce, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>167 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>122 m<sup>2</sup></b>
Garden area	<b>70 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>ground floor</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>45 m<sup>2</sup></b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale an apartment 3+kt in new project Viladům Děvín. This beautiful new residence is located below the Dívčí hrady in a residential area of Prague 5, next to the green Prague valleys, a few minutes from the Anděl and Radlická metro stations. The modern design and quality equipment of the apartment will find satisfy even the most demanding clients. SMART home control makes your living comfortable and reduces your costs. Both the house and the apartment were designed individually by the architect and interior designers. The dominant feature is the large-format windows with a view of Prague or the houses of the residential area below Děvín. The interiors carry elements of the First Republic villas, there is a massive wooden two-layer floor (tree composition, rustic design), large format ceramic tiles, bathrooms equipped with stylish tiles, items Hansgrohe, Laufen, Kartel, Aura and others.

The apartment has two rooms open to the south terrace and a third room facing west, the garden on the side of the house. It is followed by a kitchen area with a dining room with a glass corner wall back into the garden. There is also a stylish kitchen. Both bedrooms have their own bathroom and dressing room, the main one is oriented to the east and the garden, the second bedroom has an exit to the terrace. In the entrance hall there is a storage space for built-in wardrobes. The windows are secured with blinds on smart el. control. Floor heating in the apartment, air-conditioned ceilings. In the house there is a cable TV, and WiFi. The apartment includes a cellar and a possibility of 1 parking space in the underground floor of the house.

The location offers greenery and excellent amenities within driving distance of 10 minutes by car. Accessibility is excellent, the nearest metro stations line B - Radlická and Anděl - are just a few minutes away from this luxury residence, using public transport (bus and tram) it takes 10 minutes or 8 minutes by bus to Na Knížecí station. City circuit just few minutes by car. Prokopske and Dalejske valleys or the Vidoule Nature Reserve can be reached within a few minutes by public transport.

Attached visualizations are for illustration only.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
VD-1.1	2 + kitchenette	ground floor	103 m <sup>2</sup>	78 m <sup>2</sup>	24 m <sup>2</sup> / No / No	Yes (55 m <sup>2</sup> )	SOLD
VD-1.2	3 + kitchenette	ground floor	167 m <sup>2</sup>	122 m <sup>2</sup>	45 m <sup>2</sup> / No / No	Yes (70 m <sup>2</sup> )	SOLD
VD-2.1	2 + kitchenette	1st floor	86 m <sup>2</sup>	75 m <sup>2</sup>	11 m <sup>2</sup> / No / No	Yes (38 m <sup>2</sup> )	SOLD
VD-2.2	1 + kitchenette	1st floor	41 m <sup>2</sup>	41 m <sup>2</sup>	No / No / No	No	SOLD
VD-2.3	2 + kitchenette	1st floor	78 m <sup>2</sup>	78 m <sup>2</sup>	No / No / No	No	SOLD
VD-3.1	3 + kitchenette	2nd floor	122 m <sup>2</sup>	122 m <sup>2</sup>	No / No / No	No	SOLD
VD-3.2	2 + kitchenette	2nd floor	78 m <sup>2</sup>	78 m <sup>2</sup>	No / No / No	No	SOLD