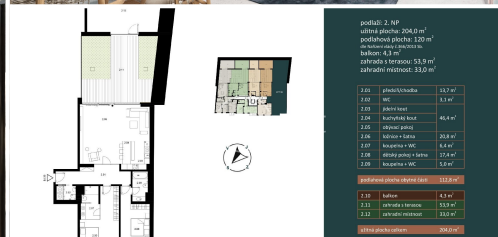




Sale of an apartment 4+kt/B/T, 204 sqm, in the project Garden Lofts, Prague 5 - Pechlátova str.



204 m² Pechlátova, Praha 5 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Zdeněk Jemelík
SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz
+420 720 310 300

Order number	GL-06	Price	Sold
Address	Pechlátova, Praha 5	Type	Apartments
Disposition	4 + kitchenette	Usable area	204 m ²
Offer status	Sold	Floor area	113 m ²
Garden area	54 m ²	Low energy	No
Energy performance of the building	B - Very economical	Floor	1st floor
Parking	Yes	Balcony	4 m ²
Terrace	Yes	Cellar	Yes
Lift	Yes		

About real estate

We offer for sale a design apartment 4+kk with a living area of 112,8 sqm with a balcony of 4,3 sqm and a garden with a terrace of 53,9 sqm in a unique development project Garden Lofts in Pechlátova street, Prague 5. The apartment is situated on the 1st floor of a new building, the interior includes a hallway, a spacious living room with a kitchenette, two bedrooms, a bathroom with a shower, another bathroom with a bathtub and a separate toilet. From the living area there is access to the terrace with its own garden, from the bedroom to the balcony. In addition, the apartment has a separate garden room (33 sqm) with connection to water, waste and electricity. The apartment has a parking space in the underground garage and a brick cellar.

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. 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 solved centrally by a gas boiler and heat distribution by underfloor heating 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 project offers upscale materials with acknowledged industrial elements, with designer tiles and fittings from Elite Bath in the bathrooms.

The general contractor of the building is SWIETELSKI.

Completion: summer 2023.

It is a green area, quiet and away from the main street Radlická. 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 go to the centre by trams No. 7 or 21, whose stop is again a few minutes away. When travelling outside of Prague, you are within minutes in the Smichov Tunnel and the Prague Ring Road. There is a network of shops, schools and stores in Smíchov Anděl with cultural stalls, entertainment centres, offices, banks, medical care, etc. The swimming pool with tennis courts, the Kutvirtova playground, and the Brabenecký Hill, Dívčí hrady and the nearby Prokopské valley 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