



193 m<sup>2</sup> Švédská, 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>N5197</b>	Price	<b>Sold</b>
Address	<b>Švédská, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>193 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Built up area	<b>5 365 m<sup>2</sup></b>
Floor area	<b>145 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>6th floor</b>	Device	<b>Partly</b>
Parking	<b>2</b>	Garage	<b>Yes</b>
Balcony	<b>8 m<sup>2</sup></b>	Terrace	<b>40 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>
Year of construction	<b>2016</b>		

## About real estate

We are offering sale of an original maisonette with a residential sunny roof terrace and panoramic views of Prague. The apartment is on the 6th and 7th floor of the Sacre Coeur I residence with a 24/7 reception, in Prague 5 - Smíchov. The offer includes quite spacious cellar. In 2016 the apartment was completely renovated and since then it has been used minimally. It is spread over two floors with a total floor area of 198.5 sqm (145 sqm living area, 8.5 sqm balcony, 45 sqm terrace) 4+kt with a loggia and terrace.

From the central entrance hall, separate doors lead to two bedrooms and a spacious living room. In the hall you find also a cloakroom, bathroom and the second bathroom with the toilet, and technical space with washing machine and dryer. The living room (50 sqm) offers glass wall with views on the loggia, in the front there is a fully equipped kitchen in white lacquer with a wooden massive dining room. Two bedrooms (both 21 sqm) are lit by French windows, east facing, one of them with entrance to the loggia again. Both are fitted with new built-in wardrobes on one wall. On the upper floor there is another full-glazed bedroom / office with automatically controlled shading and a skyview. Exit from the bedroom to the roof terrace with plants and seating (45 sqm, South orientation). The terrace offers an open panoramic view of Prague towards the Vltava River up to Vyšehrad or the Petřín Park. There is also an indoor shed for seasonal furniture storage. Automatic irrigation is introduced. The overall reconstruction of the flat in 2016 included construction work, changing floors, kitchen units, staircase lining, new glazed superstructure on the terrace, storage space, etc.

Equipment: there are oak parquets on the floors, luxurious carpets in the bedrooms. Floor heating in bathrooms, large format ceramic tiles. Air conditioning. There is a telephone and high-speed Internet connection (optical cable to the house). There is the security level of the entrance door. The apartment is equipped with built-in furniture and fully equipped kitchen, in case of interest it is possible to buy additional high-quality furniture (originally of 2 mil. CZK - Hastens beds, Bang Olufsen electronics, luxurious furniture in the interior and on the terrace). The price includes the cellar of 8 sqm in size. The residence itself has a 24/7 reception with security services.

All civic amenities in the neighborhood, lots of shops and restaurants on Anděl, including shopping center Nový Smíchov. There are schools, kindergartens, French liceum. The residence is located next to the Petřín Park. Accessibility to the center - a few bus stops, bus stop by the house, metro B-Anděl 10 min walk. We recommend a tour.