



250 m² Smrčinská, Praha 5 - Smíchov Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6415	Price	Sold
Address	Smrčinská, Praha 5 - Smíchov	Type	Houses
Category	Family House	Usable area	250 m²
Number of rooms	4 rooms	Offer status	Sold
Land area	320 m²	Built up area	107 m²
Floor area	250 m²	Garden area	213 m²
Low energy	Yes	Energy performance of the building	A - Extremely economical
Device	No	Garage	1
Balcony	19 m²	Terrace	39 m²
Lift	No	Year of construction	2023

About real estate

We offer for sale a family house 4+kt, located on the southern slope below the park Ladronka, in an attractive location with spectacular views. The three-storey low-energy new building with three terraces has superior materials, heat pump, heating and cooling by means of ceilings, recuperation and smart home. The total floor area is 249,7 sqm, the plot size is 320 sqm.

On the 1st floor there is a hallway with access to the two-car garage, then a hall, pantry, toilet and a spacious living room with dining room and preparation for a kitchenette (43,9 sqm). From the living room there is access to a sunny balcony (18,8 sqm).

The 2nd floor includes a total of three separate rooms (two of them with access to the terrace), two bathrooms (bath, shower, toilet, bidet), a separate toilet and a terrace with beautiful views (21,1 sqm).

The 1st floor has a technical background, two warehouses, a workshop, a storage room and a terrace (18,3 sqm) with access to the garden. The interior can be used according to your own preferences, e.g. as a lounge or guest room.

The excellent layout allows flexible use and meets all the requirements for comfortable and modern living. Ceiling radiant heating and cooling with concrete core activation, controlled ventilation and heat and humidity recovery, large-format windows with triple glazing, front window blinds.

Wooden floors, large-format tiles, wooden terraces, frameless doors and concealed taps. Security glass, CCTV, extensive greenery on the roofs and the possibility of installing photovoltaic panels.

Completion in autumn 2023.

The neighborhood has full amenities and great opportunities for leisure activities. Nearby is the sports and recreational park Ladronka, the natural monument Skalka or golf course Golf Club Prague. Excellent transport accessibility to the center of Prague and the surrounding area.