



🏠 112 m<sup>2</sup> 📄 Jindřicha Plachty, Praha 5 - Smíchov 🏠 19 890 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>LA-B</b>	Price	<b>19 890 000 CZK Price including kitchen</b>
Address	<b>Jindřicha Plachty, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>112 m<sup>2</sup></b>
Floor area	<b>90 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>4th floor</b>	Number of floors	<b>5</b>
Apartment type	<b>Loft</b>	Device	<b>No</b>
Cellar	<b>8 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer an exclusive loft in Anděl, Prague 5, in a corner renovated building with a new elevator and roof, a minute walk from the metro and tram stations Anděl. The apartment is part of the design boutique project Lofty Anděl.

Loft B - Art Deco is based on an original architectural design and is conceived as a generous 2 bedroom apartment with a functional gallery and two bathrooms. The apartment also has a spacious basement on the ground floor.

Project completion: summer 2024

The total usable area of the apartment is 112.2 sqm on two levels. In the lower, main living area of the apartment of 89.9 sqm there is a hall with bathroom, a bedroom with en-suite bathroom and a living room with kitchen (45.4 sqm) and studio windows. The central part of the living room is decorated with a preserved chimneypiece, which emphasizes the original loft atmosphere of the apartment. On the second level of the apartment is a design gallery (14.2 sqm) with skylights and a custom-made metal railing (not included in the living area). High-end materials were used in the construction, which is dominated by the Valen&Masar oak composite flooring, which is itself a work of art by Italian craftsmen. The flooring and tiles in the bathrooms and hallway are made up of original large-format tiles inspired by the original terrazzo with burgundy and beige shades and highlights. A bespoke staircase to the gallery with storage space was also created, as well as designer bathroom fittings including a freestanding corner bath. The apartment has recuperation, air conditioning and the studio windows have been fitted in preparation for external blinds. The apartment is heated by a gas boiler with heat distribution by design radiators.

The house has undergone extensive renovation - facade, common parts of the house, cellars, new elevator, new roof with studio windows and more. More information can be found on the Lofty Anděl project website. The location of Anděl offers all civic amenities in a high standard. Transport connections to anywhere are smooth by metro and trams and the location is directly connected to the exit roads from Prague in all directions thanks to a one-minute access either directly to them or to the Strahov tunnel to the north and east of the city.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
LA-A	3 + kitchenette	4th floor	138 m <sup>2</sup>	105 m <sup>2</sup>	10 m <sup>2</sup> / No / No	No	SOLD
LA-B	2 + kitchenette	4th floor	112 m <sup>2</sup>	90 m <sup>2</sup>	No / No / No	No	19 890 000 CZK
LA-C	3 + kitchenette	4th floor	129 m <sup>2</sup>	99 m <sup>2</sup>	9 m <sup>2</sup> / No / No	No	SOLD