



🏠 138 m<sup>2</sup> 📄 Jindřicha Plachty, Praha 5 - Smíchov 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>LA-A</b>	Price	<b>Sold</b>
Address	<b>Jindřicha Plachty, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>138 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>105 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>	Terrace	<b>10 m<sup>2</sup></b>
Cellar	<b>6 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer a new exclusive loft apartment right on Anděl - in the heart of the developing Prague 5, in a corner renovated building with a new elevator, a minute walk from the metro and tram stations Anděl. The apartment is part of the design project of three stylishly different apartments with galleries and balconies Lofty Anděl.

The offered apartment was created based on an original architectural design in industrial style with a layout of 3+kt with a design gallery, two bathrooms and a balcony to the courtyard. The loft atmosphere is emphasized by the typical height of the living area up to the roof ridge and studio windows with a view of Petřín and Prague Castle. The apartment also has a cellar (6 sqm) on the ground floor.

Completion of loft A: 11/2022, inspections underway

Project completion: spring 2023

The total usable area of the apartment is 133.8 sqm on two levels. The area of the main lower level of the apartment is 110.8 sqm including the terrace (9.9 sqm). The living room is connected to the living kitchen, at the request of the owners, the partition can be finished with a large glass wall in a metal raster frame of anthracite color matching the windows. The total area of the living room with the living kitchen is 52.2 sqm. From the kitchen with dining room and pantry, there is a double exit to the balcony facing the typical Prague courtyard with views of the roofs of the houses. There are also two bedrooms and two bathrooms, one en-suite in the master bedroom. In the hallway there is a furniture utility room and a wardrobe. On the upper level of the apartment there is a storage cupboard, utility room and gallery with windows. High-end interior materials have been used, dominated by Dutch designer oak rustic Minster flooring from Valen & Masar. The roof of the house is completely new, with large studio windows ready for shutters. The apartment has recuperation, air conditioning and blinds at the vertical windows to the balcony. The heating of the apartment is a gas boiler with heat distribution design radiators. Custom-made design staircase and bathroom sanitary ware. The bathrooms are laid with large format tiles and tiles.

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