



podlaží: 2. NP		
úžitná plocha: 110,4 m <sup>2</sup>		
podlahová plocha: 120 m <sup>2</sup>		
skladovací plocha:		
balcon: 2,0 m <sup>2</sup>		
zahradní terasa: 43,8 m <sup>2</sup>		
zahradní vnitřní: 32,9 m <sup>2</sup>		
2.01	plachta/okna	12,8 m <sup>2</sup>
2.02	WC	2,2 m <sup>2</sup>
2.03	balcon	2,0 m <sup>2</sup>
2.04	obývací pokoj	34,7 m <sup>2</sup>
2.05	kuchyně	7,2 m <sup>2</sup>
2.06	ložnice	16,1 m <sup>2</sup>
2.07	skřípka + WC	5,3 m <sup>2</sup>
2.08	terasa	43,8 m <sup>2</sup>
2.09	podlaží + terasa	35,3 m <sup>2</sup>
<b>celková užžitná plocha</b>		<b>110,4 m<sup>2</sup></b>
<b>celková podlahová plocha</b>		<b>120 m<sup>2</sup></b>
<b>celková skladovací plocha</b>		<b>0 m<sup>2</sup></b>
<b>celková zahradní plocha</b>		<b>43,8 m<sup>2</sup></b>
<b>celková vnitřní zahradní plocha</b>		<b>32,9 m<sup>2</sup></b>

🏠 191 m<sup>2</sup> 📄 Pechlátova, Praha 5 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)  
+420 720 310 300

Order number	GL-02	Price	Sold
Address	<b>Pechlátova, Praha 5</b>	Type	<b>Apartments</b>
Disposition	<b>5 + kitchenette</b>	Usable area	<b>191 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>112 m<sup>2</sup></b>
Garden area	<b>44 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>1st floor</b>	Parking	<b>Yes</b>
Balcony	<b>3 m<sup>2</sup></b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>

## **About real estate**

We offer for sale a designer apartment 5+kt with a living area of 111.8 sqm with a balcony of 2.9 sqm and a garden with a terrace of 43.8 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, spacious living room with kitchenette, two bedrooms, bathroom with shower, another bathroom with 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.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
GL-01	2 + kitchenette	1st floor	55 m <sup>2</sup>	51 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
GL-02	5 + kitchenette	1st floor	191 m <sup>2</sup>	112 m <sup>2</sup>	Yes / 3 m <sup>2</sup> / No	Yes (44 m <sup>2</sup> )	SOLD
GL-03	3 + kitchenette	1st floor	159 m <sup>2</sup>	63 m <sup>2</sup>	Yes / No / No	Yes (64 m <sup>2</sup> )	SOLD
GL-04	2 + kitchenette	1st floor	100 m <sup>2</sup>	39 m <sup>2</sup>	Yes / No / No	Yes (40 m <sup>2</sup> )	SOLD
GL-05	2 + kitchenette	1st floor	110 m <sup>2</sup>	39 m <sup>2</sup>	Yes / No / No	Yes (40 m <sup>2</sup> )	SOLD
GL-06	4 + kitchenette	1st floor	204 m <sup>2</sup>	113 m <sup>2</sup>	Yes / 4 m <sup>2</sup> / No	Yes (54 m <sup>2</sup> )	SOLD
GL-07	1 + kitchenette	1st floor	50 m <sup>2</sup>	50 m <sup>2</sup>	No / No / No	No	SOLD
GL-08	2 + kitchenette	2nd floor	55 m <sup>2</sup>	51 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
GL-09	4 + kitchenette	2nd floor	117 m <sup>2</sup>	106 m <sup>2</sup>	No / 3 m <sup>2</sup> / 8 m <sup>2</sup>	No	SOLD
GL-10	2 + kitchenette	2nd floor	66 m <sup>2</sup>	58 m <sup>2</sup>	No / No / 8 m <sup>2</sup>	No	SOLD
GL-11	1 + kitchenette	2nd floor	39 m <sup>2</sup>	39 m <sup>2</sup>	No / No / No	No	SOLD
GL-12	1 + kitchenette	2nd floor	40 m <sup>2</sup>	40 m <sup>2</sup>	No / No / No	No	SOLD
GL-13	3 + kitchenette	2nd floor	119 m <sup>2</sup>	109 m <sup>2</sup>	No / 4 m <sup>2</sup> / 6 m <sup>2</sup>	No	SOLD
GL-14	1 + kitchenette	2nd floor	49 m <sup>2</sup>	49 m <sup>2</sup>	No / No / No	No	SOLD
GL-15	2 + kitchenette	3rd floor	55 m <sup>2</sup>	51 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
GL-16	4 + kitchenette	3rd floor	116 m <sup>2</sup>	106 m <sup>2</sup>	No / 2 m <sup>2</sup> / 8 m <sup>2</sup>	No	SOLD
GL-17	2 + kitchenette	3rd floor	66 m <sup>2</sup>	58 m <sup>2</sup>	No / No / 8 m <sup>2</sup>	No	SOLD
GL-18	2 + kitchenette	3rd floor	67 m <sup>2</sup>	67 m <sup>2</sup>	No / No / No	No	SOLD
GL-19	3 + kitchenette	3rd floor	111 m <sup>2</sup>	101 m <sup>2</sup>	No / 4 m <sup>2</sup> / 6 m <sup>2</sup>	No	SOLD
GL-20	2 + kitchenette	3rd floor	53 m <sup>2</sup>	53 m <sup>2</sup>	No / No / No	No	SOLD
GL-21	3 + kitchenette	4th floor	165 m <sup>2</sup>	112 m <sup>2</sup>	53 m <sup>2</sup> / No / No	No	SOLD
GL-22	4 + kitchenette	4th floor	191 m <sup>2</sup>	132 m <sup>2</sup>	59 m <sup>2</sup> / No / No	No	SOLD
GL-K1	Business Units	ground floor	99 m <sup>2</sup>	99 m <sup>2</sup>	No / No / No	No	11 950 000 CZK
GL-K2	Offices	ground floor	100 m <sup>2</sup>	100 m <sup>2</sup>	No / No / No	No	11 990 000 CZK
N7079	Offices	ground floor	100 m <sup>2</sup>	100 m <sup>2</sup>	No / No / No	No	427 CZK