



## APARTMENT FOR SALE, street Šmeralova, Praha 7

Stylish, well appointed 2 bed 2 bath apartment with preserved original features set on the 2nd floor of a completely renovated historic building from 1893. The building was rendered historically identical to its origin by a rigorous and homogenous restoration in 2014. Quiet side street, just a few steps from popular Palladium shopping mall, and Nám. Republiky metro station. Ideal location for shopping, sightseeing, working and enjoying all the Prague entertainment.

Open concept floor plan includes a formal entry, living room/ kitchen, 2 bedrooms, 2 bathrooms, and a separate toilet.

Specifications to include: a beautifully balanced mix of period and contemporary style, luminous ceiling heights with stucco detailing, large windows, built-in wardrobes, original oak parquet floors, interior doors, underfloor heating in the bathroom, secure entry system.

Floor area 161 m<sup>2</sup>.



29 000 000 CZK

### Specification

Area: 161 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms:  
Floor: 5th floor

Lift

Balcony (13 m<sup>2</sup>)

Estate id: 5629

Web link:

[www.viphomes.cz/5629](http://www.viphomes.cz/5629)

Agent:

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## JEDNOTKA Č. 13 | 4+KK / UNIT NO. 13 | 4+KK

13.1	CHODBA / CORRIDOR	14,7 m <sup>2</sup>
13.2	KOMORA / UTILITY ROOM	3,0 m <sup>2</sup>
13.3	OBYVACÍ POKOJ + KK / LIVING ROOM	36,4 m <sup>2</sup>
13.4	JÍDELNA / DINING ROOM	10,8 m <sup>2</sup>
13.5	LOŽNICE / BEDROOM	19,6 m <sup>2</sup>
13.6	ŠATNA / CLOAKROOM	8,1 m <sup>2</sup>
13.7	KOUPELNA / BATHROOM	4,7 m <sup>2</sup>
13.8	POKOJ / ROOM	16,4 m <sup>2</sup>
13.9	KOUPELNA / BATHROOM	6,0 m <sup>2</sup>
13.10	WC	1,9 m <sup>2</sup>
13.11	POKOJ / ROOM	12,4 m <sup>2</sup>
13.14	SCHODIŠTĚ / STAIRCASE	8,8 m <sup>2</sup>
podlahová plocha bytu (katastr) / floor area of the apartment (cadastre)		160,6 m <sup>2</sup>
13.12	BALKON / BALCONY	5,5 m <sup>2</sup>
13.13	BALKON / BALCONY	4,9 m <sup>2</sup>
13.15	BALKON / BALCONY	2,1 m <sup>2</sup>
celková plocha balkonů / total area of balconies		12,5 m <sup>2</sup>

SITUAČNÍ SCHÉMA  
SITE LAYOUT SCHEME

SCHEMATICKÝ ŘEZ/  
SCHEMATIC SECTION



Šmeralova 20, Praha 7, 170 00

PLÁNY, JEDNOTLIVÝCH MÍSTNOSTÍ JSOU POUZE ORIENTAČNÍ. VYOBRAZENÉ ZAŘÍZENÍ PLÁNECH BYTŮ (NÁBYTEK, KUCH. LINKA, EL. SPOTŘEBIČE, ATD.) NENÍ SOUČÁSTÍ DODÁVKY. ROZSAH DODÁVKY JE SPECIFIKOVÁN VE STANDARDU. KONEČNÁ CELKOVÁ PODLAHOVÁ PLOCHA BUDE STANOVĚNA VE SMLUVĚ. / THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. THE SET UP OF INTERIOR FURNITURE, KITCHEN, EL. APPLIANCES ETC.) FEATURED IN THE APARTMENT DRAWINGS IS NOT SUBJECT OF DELIVERY. THE SCOPE OF DELIVERY IS SPECIFIED IN THE CONTRACT. THE FINAL TOTAL FLOOR AREA WILL BE DEFINED IN THE CONTRACT.

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