



 Zapova, Praha 5 - Smíchov



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

This project was successfully sold out.

We would like to introduce a unique development project Zapova, which offers luxury housing in the Na Hřebenkách residential area in Prague 5.

We offer for sale a total of 5 apartments with a size of 33.5 m<sup>2</sup>-69.2 m<sup>2</sup>, which have a layout of 3+kk, 2+1, 2+kk/B, 2+kk and 1+1.

Parking is provided in several parking spaces in a newly built garage. Parking spaces can be purchased for an additional fee.

Technical specifications of the development project

This is a basement brick house built in 1910 in Art Nouveau style. In 2014 and 2015 the luxury residence underwent extensive renovation and reconstruction. The roof structure and roofing was completely redesigned, with all plumbing elements done in copper. The roof has been fitted with state-of-the-art Velux triple glazed roof windows and two dormers have been newly constructed, giving the new attic spaces plenty of light without significantly compromising the insulation properties of the roof structure. The house is newly protected by a state-of-the-art lightning protection system.

The façade has been restored with great care - the renovation work was carried out by an expert plastering and art company that also renovates UNESCO monuments. The perimeter walls of the house were excavated and waterproofed below the surface.

All the renovated and newly built apartments are furnished with modern kitchens including all appliances.

As part of the renovation, all windows have been replaced with exact wooden replicas with insulation and soundproofing properties that meet current standards. The windows are wooden mullioned windows and the exact mouldings and profiles of the decorative elements have been preserved: the flaps, the loops and the spacers. The brass handles are original, reconditioned. The sandblasted glass in some of the windows was made exactly according to the original pattern preserved in the villa.

Newly constructed electrical wiring, high speed internet connections incl. IPTV and a common antenna (newly placed on the roof) in individual apartments. A modern digital electronic doorman system was newly installed in the building and emergency lighting was installed in the corridors to meet the highest security requirements.

All internal surfaces (floors, walls) were repaired, renovated using the highest quality materials and the most environmentally friendly practices. The bathrooms in the apartments have been completely renovated. As part of the reconstruction, 5 pairs of risers (water, sewerage) were newly installed. Secondary water meters were installed in the apartments.

As part of the complete renovation of the garden, the retaining wall on the north side of the property was repaired. The front garden above the garages has been completely redesigned, including an access path and a wall separating the neighbouring property.

Location with all amenities in a quiet part of town close to Klamovka and Ladronka parks. Great access to the city centre by car or public transport.