



GL-14 | 2.FK

podlaží: 2. NP  
užitná plocha: 49,4 m<sup>2</sup>  
podlahová plocha: 53,6 m<sup>2</sup>  
se zahrnutím vstupu a balkonu

|                                |                 |                     |
|--------------------------------|-----------------|---------------------|
| 3.01                           | průběžná chodba | 3,9 m <sup>2</sup>  |
| 3.02                           | ložnice s WC    | 13,9 m <sup>2</sup> |
| 3.03                           | obývací pokoj   | 40,3 m <sup>2</sup> |
| 3.04                           | kuchyně         |                     |
| podlahová plocha včetně vstupu |                 | 49,4 m <sup>2</sup> |
| užitná plocha včetně           |                 | 49,4 m <sup>2</sup> |

49 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                       | <b>GL-14</b>               | Price       | <b>Sold</b>             |
| Address                            | <b>Pechlátova, Praha 5</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>1 + kitchenette</b>     | Usable area | <b>49 m<sup>2</sup></b> |
| Offer status                       | <b>Sold</b>                | Floor area  | <b>49 m<sup>2</sup></b> |
| Energy performance of the building | <b>B - Very economical</b> | Floor       | <b>2nd floor</b>        |
| Lift                               | <b>Yes</b>                 |             |                         |

## About real estate

We offer for sale a design apartment 1+kt with a living area of 49,42 sqm in a unique development project Garden Lofts in Pechlátova street, Prague 5. The apartment is situated on 2nd floor. The interior includes a hallway, a spacious living room with a kitchenette and a bathroom with a shower.

The residence has a private garden (2 495 sqm). It is situated on a sunny slope, which is terminated in the upper part by a wooded area. The different levels will create sufficient privacy for the owners of the apartments and provide the possibility of a variety of uses. On the lower level there is a garden pool with residence terraces for sitting. In the garden, gazebos with facilities for barbecues, picnics, etc. will promote privacy. The higher levels of the garden offer raised beds for growing vegetables or herbs. The upper level then has a fire pit with bench seating for evenings by the fire. Completely above will be facilities for children with play elements, as well as elements for sports and fitness activities.

The house will be built of reinforced concrete frame, complemented by timber structures and solid, high quality insulating glazing. Heating is provided by a central gas boiler and underfloor heating distribution in all rooms. The bathrooms will have designer heating elements. Large-format aluminium windows with triple glazing in an industrial design from the prestigious Austrian window manufacturer Reynaers will be equipped (except for the northern facade facing the street) with aluminium roller shutters. The apartments will include a smart home system. The floors will feature a stylish combination of wood, designer concrete finishes and ceramic tiles. The project offers upscale materials with acknowledged industrial elements, with designer tiles and fittings from Elite Bath in the bathrooms. The main focus is on originality, functionality and aesthetics.

The general contractor is SWIETELSKI.

Project approval: summer 2023, handover of units: autumn 2023.

It is a green area, quiet and away from the main Radlická street, from which it is screened by massive original buildings. Accessibility to the city centre is easy, from the residence you can walk in 8 minutes to metro B - Radlická. It is also possible to take trams No. 7 or 21 to the centre, whose stop is again only a few minutes away. When travelling outside of Prague, you can easily reach the Smichov Tunnel and the Prague Ring Road within minutes. All civic amenities are literally at your feet. A stone's throw away is a network of shops, schools and stores in the Smíchov Andel district with cultural stalls, entertainment centres, offices, banks, medical care, etc. The swimming pool with tennis courts, the Kutvirtova street workout playground and the Brabenecký Hill, Dívčí hrady or the nearby Prokopské údolí are just a few minutes' walk away.

The visualizations are illustrative.

| 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     | Bussiness 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                       | 424 CZK        |