



40 m<sup>2</sup> Pechlátova, Praha 5 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7294</b>	Price	<b>Sold</b>
Address	<b>Pechlátova, Praha 5</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>40 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>44 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>19. 7. 2024</b>		

## About real estate

We offer for sale, completely and luxuriously furnished apartment 1+kt in Residence Garden Lofts. The apartment with a total usable area of 44 sqm is situated on the 3rd floor, with elevator and part of this exclusive residence is a garden with outdoor pool.

The original layout of the design apartment consists of an entrance hall, an airy living room with a kitchenette and a bar that separates the kitchen from the living room. The living room also includes an imaginatively integrated sleeping area with storage space. There is also a spacious bathroom with a walk-in shower, sink and toilet. The kitchen is equipped with all modern Siemens appliances, washing machine, as well as crockery.

The windows are oriented to the garden overlooking the greenery and include electric aluminium roller blinds.

The Garden Lofts residence is a unique apartment building characterized by industrial style and timeless interior and exterior design. The residence includes a terraced south-facing garden that offers a variety of uses, including an outdoor swimming pool.

The apartment is currently leased until the end of September 2025. The property can be purchased immediately, with assumption of the lease and proceeds.

Garden Lofts is located in Prague 5 - Radlice, where you will find complete civic amenities, great transport accessibility, as well as living close to the nature reserves Dívčí hrady, Vidoule or Prokopské údolí.

The surrounding area offers a number of shops, restaurants, entertainment centres or you can drive to the Smíchov shopping centre or Galerie Butovice in a few minutes. Within walking distance of the tram connection, metro station B - Radlická.