



podlaží: 2. NP		
úžitá plocha: 204,0 m <sup>2</sup>		
podlahová plocha: 120 m <sup>2</sup>		
inženýrská plocha:		
balcon: 4,8 m <sup>2</sup>		
zahradní plocha: 54,9 m <sup>2</sup>		
zahradní výhled: 33,0 m <sup>2</sup>		
2.01	plachta/terasa	157,0 m <sup>2</sup>
2.02	WC	5,5 m <sup>2</sup>
2.03	průchod	5,5 m <sup>2</sup>
2.04	kuchynička	46,4 m <sup>2</sup>
2.05	obývací pokoj	30,8 m <sup>2</sup>
2.06	ložnice	18,4 m <sup>2</sup>
2.07	ložnice + WC	18,4 m <sup>2</sup>
2.08	obývací pokoj	17,4 m <sup>2</sup>
2.09	ložnice + WC	5,5 m <sup>2</sup>
<b>podlahová plocha včetně balk.</b>		<b>113,0 m<sup>2</sup></b>
2.10	balcon	4,8 m <sup>2</sup>
2.11	zahradní plocha	54,9 m <sup>2</sup>
2.12	zahradní výhled	33,0 m <sup>2</sup>
<b>úžitá plocha včetně balk.</b>		<b>204,0 m<sup>2</sup></b>

🏠 204 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-06</b>	Price	<b>Sold</b>
Address	<b>Pechlátova, Praha 5</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>204 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>113 m<sup>2</sup></b>
Garden area	<b>54 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>4 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 design apartment 4+kk with a living area of 112,8 sqm with a balcony of 4,3 sqm and a garden with a terrace of 53,9 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, a spacious living room with a kitchenette, two bedrooms, a bathroom with a shower, another bathroom with a 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. In addition, the apartment has a separate garden room (33 sqm) with connection to water, waste and electricity. The apartment has a parking space in the underground garage and a brick cellar.

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	424 CZK