



🏠 90 m² 📄 Jindřicha Plachty, Praha 5 - Smíchov 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|---|----------------------|-------------------------|
| Order number | N7806 | Price | Sold |
| Address | Jindřicha Plachty, Praha 5 - Smíchov | Type | Apartments |
| Disposition | 3 + kitchenette | Usable area | 90 m² |
| Offer status | Sold | Floor area | 92 m² |
| Energy performance of the building | G - Extremely uneconomical | Floor | 4th floor |
| Number of floors | 5 | Apartment type | Loft |
| Device | No | Cellar | 8 m² |
| Lift | Yes | Year of construction | 2024 |

About real estate

This unique loft in Prague's Anděl district has been newly built according to an architectural design in a completely renovated house from the early 19th century. It is part of the boutique Lofty Anděl project. It has been sensitively designed to preserve the original roof space of the house. It is a spacious apartment with a gallery (for a study or second bedroom), two bathrooms, and a ceiling height of 4.6 m, with a total usable area of 114 m² (including the gallery and cellar).

The entire house has undergone a complete renovation with the construction of lofts: new roof with studio windows, facade, common areas of the house, cellars, new elevator. The photos also include illustrative visualizations of possible interior solutions. The loft offers a furnished entrance hall with generous height and built-in wardrobes, a living room (46 m²), a bedroom, a living gallery, and two fully equipped bathrooms (with a shower in the hallway and an en-suite bathroom with a bathtub in the bedroom). It includes a spacious cellar on the ground floor of the building. The total usable area of the loft is 114 m². The living space is on two levels (note: the gallery is not included in the living area). The advantage of the loft is its brightness thanks to high-quality studio windows. These make the loft airy and give it a unique atmosphere. The height of the living space also contributes to this. The living room is open to the roof ridge (4.6 m), has an atypical shape and is made special by a massive original chimney, which emphasizes the originality of the entire apartment. There is a kitchen area with a preparation for an island, combined flooring (tiles, wood), space for a dining area and a living area. The bedroom has a built-in wardrobe and an en-suite bathroom with glass walls, a bathtub, toilet and a custom-made circular sink with a cabinet. The second bathroom at the entrance to the apartment is equipped with a shower, toilet, and a skylight window. Stairs lead from the hallway to the upper level of the apartment to a bright gallery with a view of the living room. Under the stairs is a closet for storage and space for a washing machine.

The apartment has a cellar (8 m²). The loft is ideal for creating an interior with art deco elements and studio windows. Top-quality materials were used in the construction: oak parquet flooring (20 mm) from Valen&Masar, a work of art by Italian masters: Foglie d'Oro Fragmenty, smoked, stained and varnished oak. The bathroom and hallway feature original large-format designer tiles inspired by the original Cocci Calce Spaccato 900x900 terrazzo. The apartment has heat recovery, air conditioning (Mitsubishi). The interior doors are Sapeli, sliding, without arched casings. The apartment is heated by a gas boiler with copper heat distribution and designer radiators. If interested, the loft interior can be finished with an architect for the future owner.

The Anděl location provides all civic amenities to a high standard. Transport connections are smooth by metro and tram, and the location is directly connected to exits from Prague in all directions thanks to a minute's drive directly to the ring road and exit roads to the south and west or to the Strahov tunnel to the north and east of the city. Parking is available in the Zlatý Anděl underground garage, a 2-4 minute walk away, or in the Nový Smíchov shopping center (also long-term). The apartment is available immediately.