



Apartment Three-bedroom (4+kk)

Sold

124.4 m², Prague 5, Motol, 5. máje





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Total area	155 m ²
Floor area*	124 m ²
Terrace	30 m ²
Garden	136 m ²
Parking	690 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39852

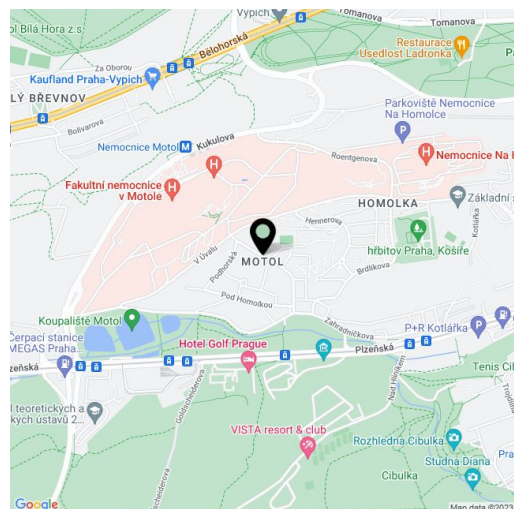
This garden apartment with the atmosphere of a family house and with a relaxing pool is part of a boutique residential project designed by the **SENAA** architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only a 3-minute walk from a tram stop and a few minutes' drive from the **Anděl** center of Smíchov.

On the ground floor there is a living area with a preparation for a kitchen and access to a small covered terrace and the larger open terrace, a hall, and a bathroom. Upstairs are 3 bedrooms, a second bathroom, and a staircase hall.

The high standard facilities include **air-conditioning**, insulated triple-glazed wooden windows (with **electrically operated external blinds** in the bedrooms), **oak floors**, elegant oak staircases, **larch wood on the terrace**, **Sapeli Elegant** rebate-free doors with magnetic locks, and a **preparation for an intelligent home system**. Heating and hot water are provided by a gas condensing boiler. There is a **relaxing pool** in the garden. The purchase price includes a **large cellar storage unit**, and **2 parking spaces** in the underground garage with a **charging station** for electric cars are **at an extra cost**.

This perfectly accessible location is ideal for **quiet family living**. **Forest parks**, natural monuments, **swimming pools**, and a **golf course** are all nearby. A tram and bus stop with connections to the Nemocnice Motol metro station is within a 3-minute walk. The **Anděl Smíchov Center** with shops, cinemas, restaurants, and cafés is a 15-minute tram ride away. You can quickly drive to the Prague Ring Road and a tunnel complex.

Floor area 124.4 m², terraces 27.5 m² and 2.7 m², garden (incl. terraces) 136.1 m², relaxing pool 11.3 m², cellar 7.7 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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DOMEK CĚLINE

4+kk 124,4 m² MEZONET

1.01	VSTUPNÍ HALA	7,0 m ²
1.02	HALA	3,2 m ²
1.03	HLAVNÍ OBÝTNÍ PROSTOR	34,7 m ²
1.04	KOUPELNA	5,1 m ²
1.05	SKLAD	1,7 m ²

2.01	HALA	5,0 m ²
2.02	DĚTSKÝ POKOJ	11,8 m ²
2.03	LOŽNICE	17,4 m ²
2.04	DĚTSKÝ POKOJ	12,7 m ²
2.05	KOUPELNA	6,5 m ²

5.01	SCHODIŠTĚ	3,9 m ²
T.01	VENKOVNÍ TERASA - KRYTÁ	4,6 m ²

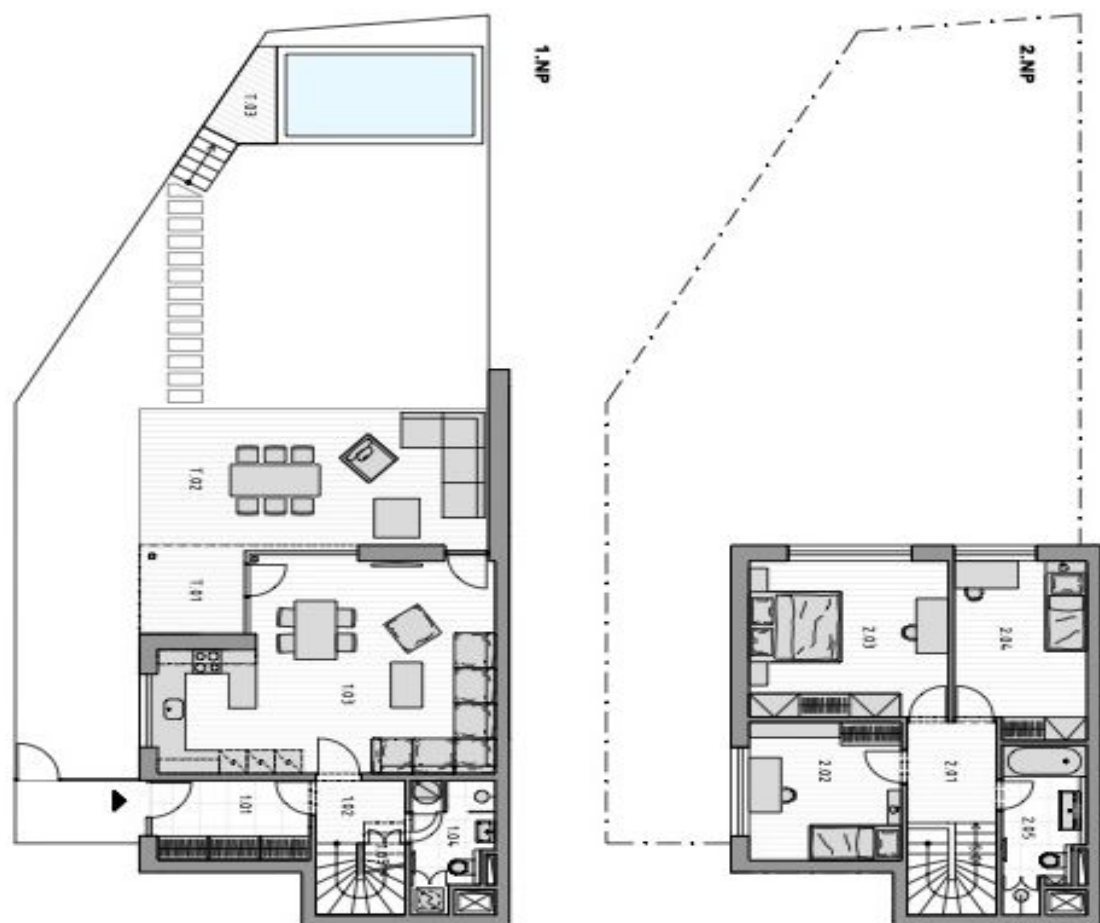
UŽITNÁ PLOCHA BYTU 113,6 m²

PODLAHOVÁ PLOCHA BYTU 124,4 m²

T.02	VENKOVNÍ TERASA	27,5 m ²
T.03	VENKOVNÍ TERASA	2,7 m ²
	CELKOVÁ PLOCHA ZAHRADY	136,1 m ²
	VČETNĚ TERAS	
	SKLEPNÍ KOLE	7,7 m ²
	POČET PARKOVACÍCH STÁNÍ	2



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