

Apartment Three-bedroom (4+kk)

Sold

125.1 m², Prague 5, Motol, 5. máje

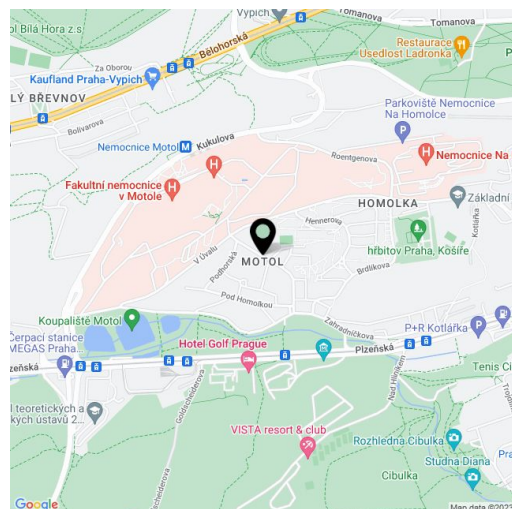


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|------------------|--------------------|
| Total area | 149 m ² |
| Floor area* | 125 m ² |
| Terrace | 24 m ² |
| Garden | 113 m ² |
| Parking | 690 000 |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 39853 |



* 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.

This garden apartment with the atmosphere of a family house is fully wheelchair accessible. 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 is a living area with a preparation for a kitchen, a terrace, a foyer, and a bathroom with a bathtub and shower. Upstairs, there 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. 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 125.1 m², terrace 23.8 m², garden (incl. terrace) 113 m², cellar 8.1 m²

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DOMEK DESIREĚ

4+kk 125,1 m² MEZONET

| | | |
|------|-----------------------|---------------------|
| 1.01 | VSTUPNÍ HALA | 7,0 m ² |
| 1.02 | HALA | 3,2 m ² |
| 1.03 | HLAVNÍ OBÝTNÝ PROSTOR | 35,8 m ² |
| 1.04 | KOUPELNA | 5,8 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 | 7,3 m ² |

| | | |
|------|-------------------------|--------------------|
| S.01 | SCHODIŠTĚ | 3,9 m ² |
| T.01 | VENKOVNÍ TERASA - KRYTÁ | 3,8 m ² |

UŽITNÁ PLOCHA BYTU 115,4 m²

PODLAHOVÁ PLOCHA BYTU 125,1 m²

| | | |
|------|-------------------------|---------------------|
| T.02 | VENKOVNÍ TERASA | 23,8 m ² |
| | CELKOVÁ PLOCHA ZAHRADY | 113 m ² |
| | VČETNĚ TERAS | |
| | SKLEPNÍ KÓJE | 8,1 m ² |
| | POČET PARKOVACÍCH STÁNÍ | 2 |

