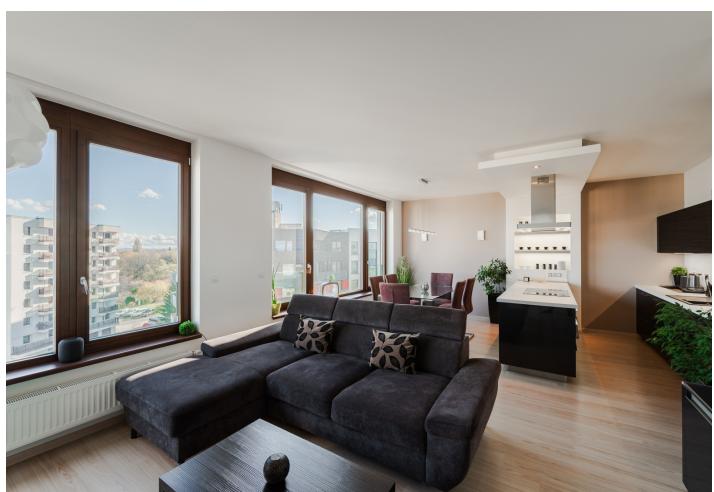




Apartment One-bedroom (2+kk)

Sold

86.7 m², Prague 5, Hlubočepy, Devonská



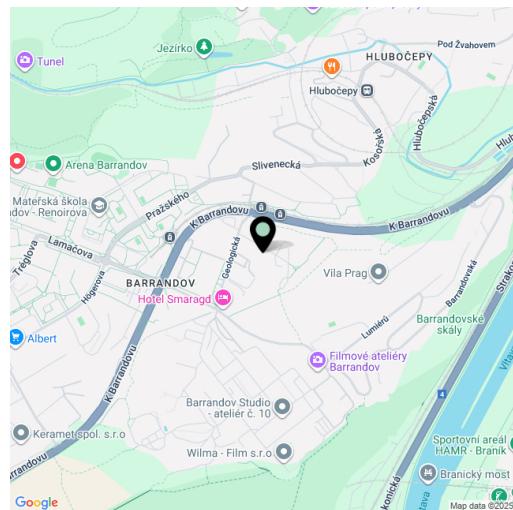


Apartment One-bedroom (2+kk)

Sold

86.7 m², Prague 5, Hlubočepy, Devonská

Total area	117 m ²
Floor area*	87 m ²
Terrace	30 m ²
Parking	1 garage parking space
Cellar	3 m ²
PENB	D
Reference number	111101



* 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 bright, partially air-conditioned duplex apartment with a 30 m² rooftop terrace offering uninterrupted views of Prague is located on the 6th floor of a modern residential building from 2013, on the border of Hlubočepy and Barrandov.

The lower level of the apartment consists of a very spacious living room with a dining area and kitchen (a total of 39.2 m²), a separate toilet, and an entrance hall with access to a terrace offering **beautiful views**. The upper floor features a bedroom with an **en-suite bathroom** (bathtub, sink, bidet). The price includes **one garage parking space, a cellar, and all furniture shown in the photographs**.

The apartment features laminate floors and a fully fitted kitchen with built-in appliances. The upper part of the duplex is air-conditioned, and the windows can be shaded with electrically operated **external blinds**. Heating is provided centrally.

The modern residential area borders the Barrandov housing estate, which offers complete amenities—kindergartens, primary schools, medical services, a swimming pool, shops, and restaurants. Within walking distance is also a supermarket, a café, and a restaurant, and the Geologická tram and bus stop. The nearby hiking trail leading into **Prokopské Valley** is a pleasant bonus. The city center can be reached by car in approximately 15 minutes.

Floor area 86.7 m², terrace 30.4 m², cellar 3.2 m².

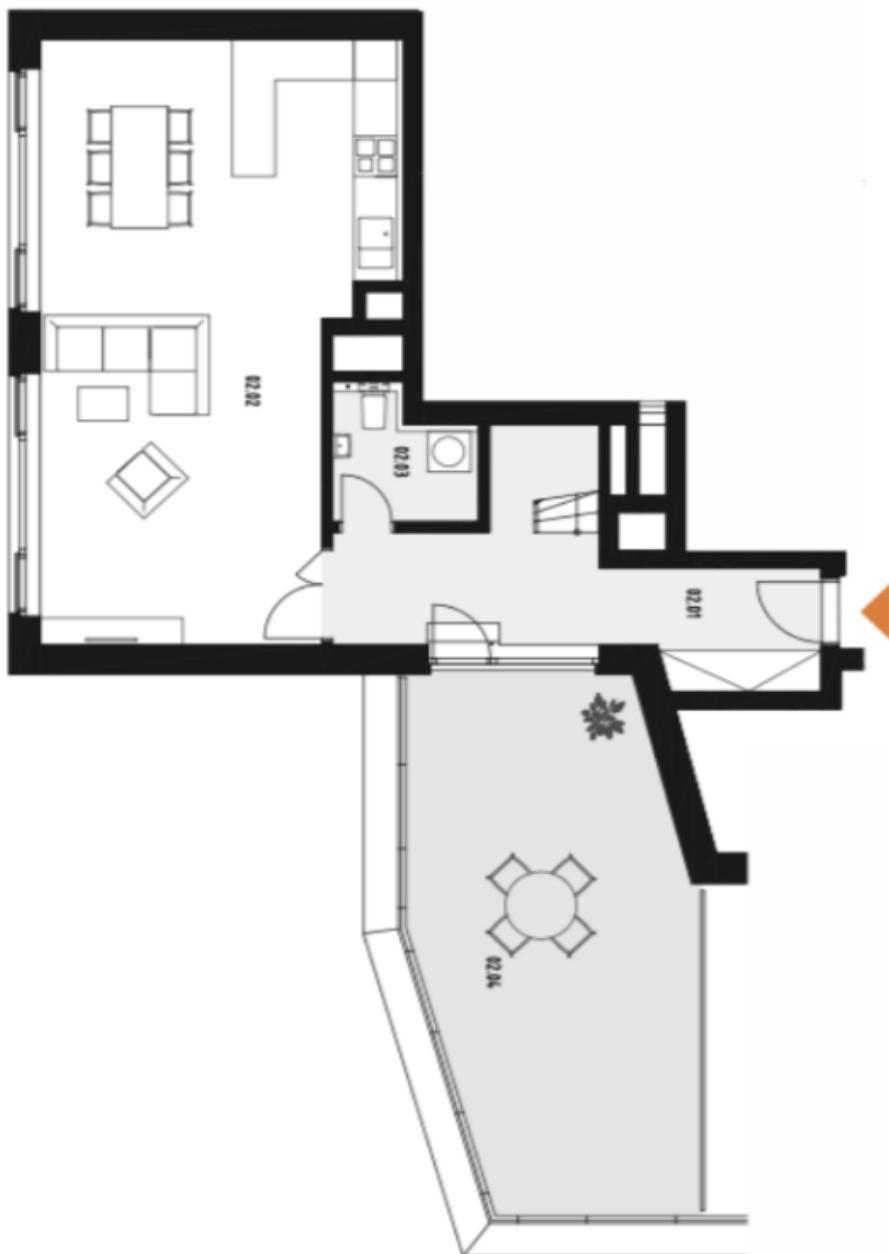


Apartment One-bedroom (2+kk)

Sold

86.7 m², Prague 5, Hlubočepy, Devonská

SPODNÍ ČÁST BYTU



velikost bytu:

2.7.02. spodní patro	2.7.02.01	PŘEDSÍN	13,97
UŽITNÁ PL.	2.7.02.02	HLAVNÍ OBYTNÝ PROSTOR	39,80
TERASY	2.7.02.03	WC	3,38
2.7.02. horní patro	2.7.02.04	TERASA	30,39
UŽITNÁ PL.	2.7.02.05	CHODBA + SCHODIŠTĚ	9,43
ELKEM BYT	2.7.02.06	LOŽNICE	17,00
ELKEM TERASY	2.7.02.07	KOUPELNA + WC	4,94

HORNÍ ČÁST BYTU

