



## Apartment Two-bedroom (3+kk)

Sold

98 m<sup>2</sup>, Prague 5, Hlubočepy, Pod Ateliéry



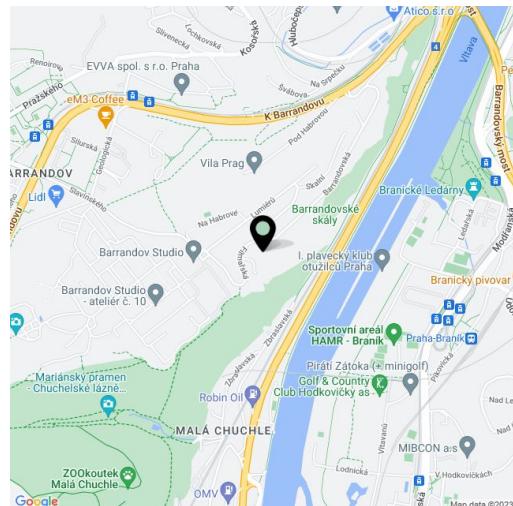


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Total area	127 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Garden	192 m <sup>2</sup>
Parking	Garage or outdoor parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22399



\* 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 modern garden apartment with a spacious terrace is part of the new intimate project, Barrandovská zahrada. Set in the lovely residential area of old Barrandov, the low energy residence combines contemporary architecture and innovative design with the many benefits of a family house. The large plot, completely surrounded by tall trees, transformed into several private gardens followed by common areas, such as a children's playground, gazebo with stunning views of Vltava River valley, and a space for a campfire ring. Completion scheduled for Q4 2017.

The layout of this ground floor apartment offers a living room with kitchen, dining area and entrance to the garden, 2 bedrooms (one with walk-in closet), bathroom with bathtub and sink, a separate toilet, closet, and hallway.

Quality equipment of the flat include heated, three-layer wooden floors, large format tiles in natural stone finish, **doors with concealed hinges**, large windows, faucets in black or white. The client can also choose atypical design elements such as brushed wood floors, stone tiles, veneer interior doors and faucets in a copper finish. In addition, each client can use **up to 5 hours of consultation with renowned Jestico + Whiles designers**, included in the purchase price. Extra storage space provided by **cellars**, possibility to purchase a **garage or outdoor parking space** at extra cost.

The project is set in a unique location, in the middle of the original residential area of old Barrandov. The plot is directly adjacent to the top part of the Barrandov rocks, followed by the vast Chuchelský háj grove. However, complete amenities are just a stone's throw away, as well as a public transport stop and connections to the most important main roads and highways.

The purchase price is not subject to the property transfer tax.

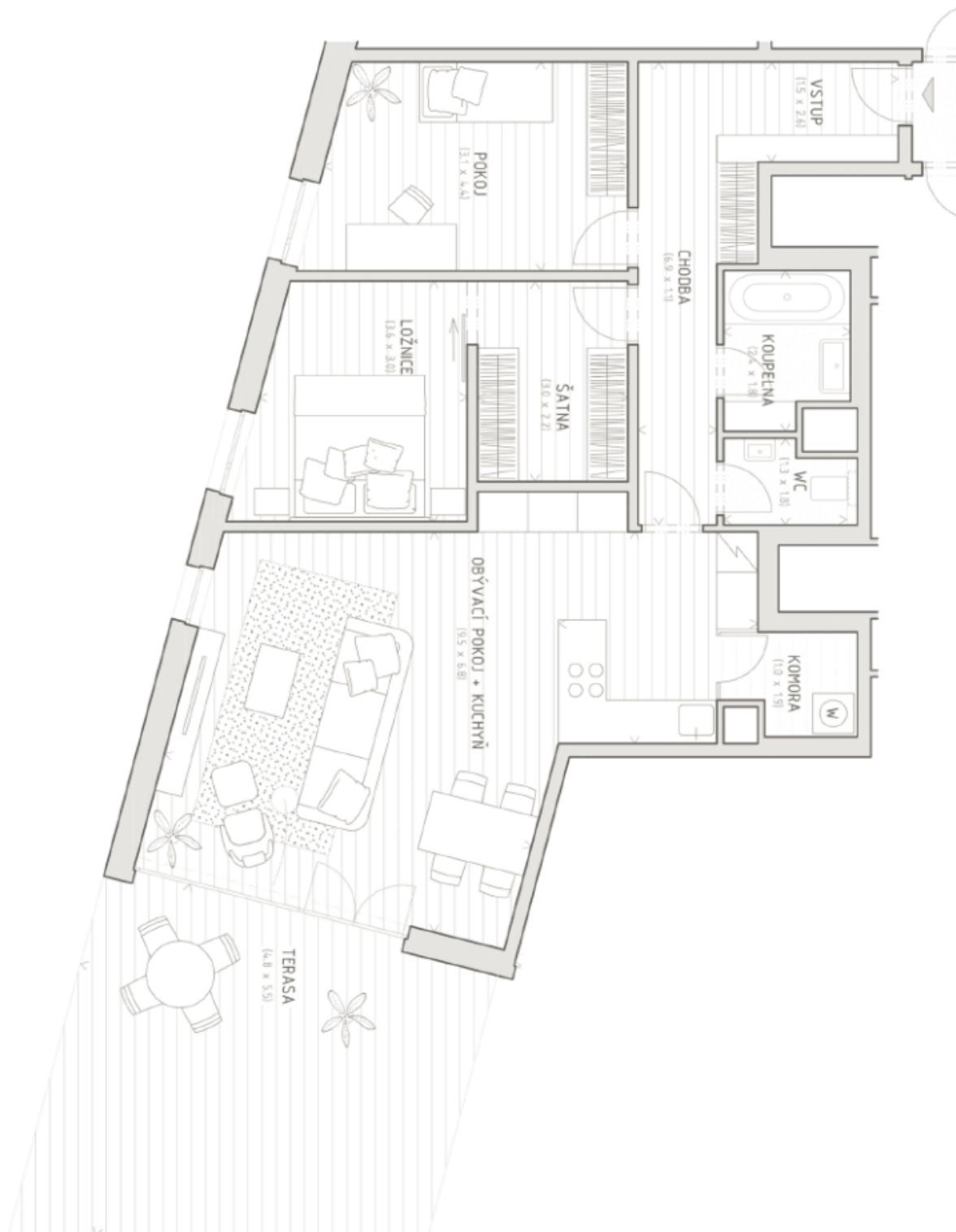
Gross floor area 98.2 m<sup>2</sup>, terrace 29.2 m<sup>2</sup>, garden 191.8 m<sup>2</sup>, cellar 1.83 m<sup>2</sup>.



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Název	Plocha (m <sup>2</sup> )	Podlaha
VSTUP	4,00	dřevěná
CHODBA	8,90	dřevěná
KOMORA	2,75	keramická
OBÝVACÍ POKOJ + KUCHYŇ	39,20	dřevěná
KOUPELNA	4,00	keramická
POKOJ	13,70	dřevěná
POKOJ	11,20	dřevěná
WC	2,10	keramická
ŠATNA	6,60	dřevěná
ČISTÁ PODLAHOVÁ PLOCHA	92,45	
PODLAHOVÁ PLOCHA K ZASTAVĚNÍ	98,20	
<b>VENKOVNÍ PLOCHY</b>		
TERASA	29,20	dřevěný rošt
ZAHRADA	191,80	trávník
<b>OSTATNÍ</b>		
SKLEP	1,95	siřárka