



Apartment Three-bedroom (4+kk)

Sold

166 m², Prague 5, Hlubočepy, Pod Ateliéry



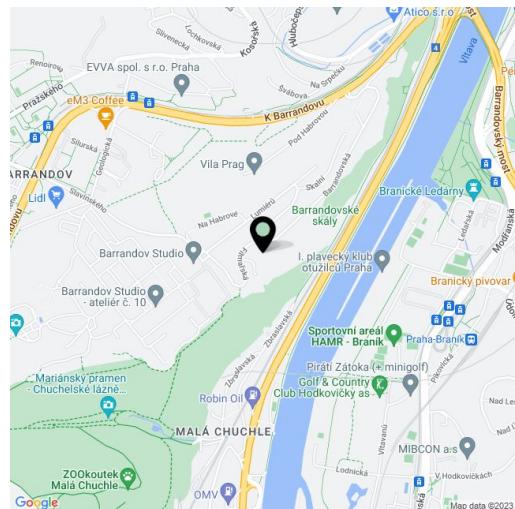


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Total area	251 m ²
Floor area*	166 m ²
Terrace	85 m ²
Parking	Garage or outdoor parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22435



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

The layout of this fourth floor apartment will offer a spacious living room with kitchen and dining area, master bedroom with en-suite bathroom, 2 children's bedrooms, shared bathroom, walk-in wardrobe, separate toilet, closet, and a hall. All the rooms have access to the **terrace surrounding three sides of the flat**.

Quality equipment of the flat will include heated, three-layer wooden floors, large format tiles in natural stone finish, **doors with concealed hinges**, large windows, faucets in black or white color. The client can also choose atypical design 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.

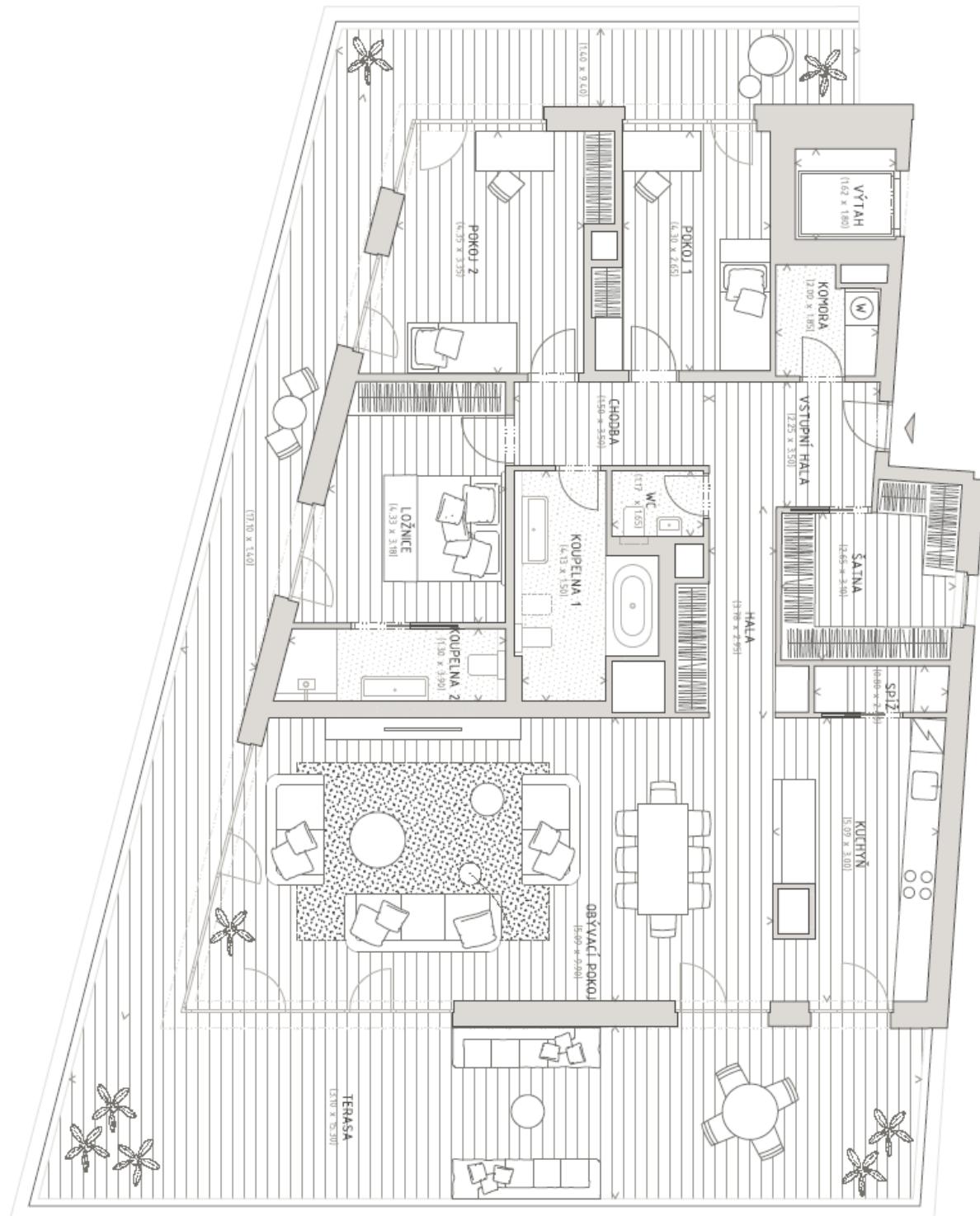
Interior 166.4 m², terrace 84.5 m², cellar 2.81 m².



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LEGENDA MÍSTNOSTÍ

Název	Plocha (m ²)	Podlaha
VSTUPNÍ HALA	7,90	dřevěná
CHODBA	5,30	dřevěná
HALA	5,20	dřevěná
OBÝVACÍ POKOJ	46,30	dřevěná
KUCHYŇ	15,30	dřevěná
KOMORA	3,40	keramická
ŠATNA	9,10	dřevěná
SPIŽ	2,00	dřevěná
POKOJ 1	12,40	dřevěná
POKOJ 2	16,00	dřevěná
KOUPELNA 1	7,90	keramická
WC	1,90	keramická
LOŽNICE	14,10	dřevěná
KOUPELNA 2	5,20	keramická
ČISTÁ PODLAHOVÁ PLOCHA	154,00	
PODLAHOVÁ PLOCHA K ZASTAVĚNÍ	166,40	
VENKOVNÍ PLOCHY		
TERASA	84,50	dřevěný rošt
OSTATNÍ		
SKLEP	2,80	stěrka