



Apartment Three-bedroom (4+kk)

Sold

106.8 m², Prague 5, Motol, 5. máje



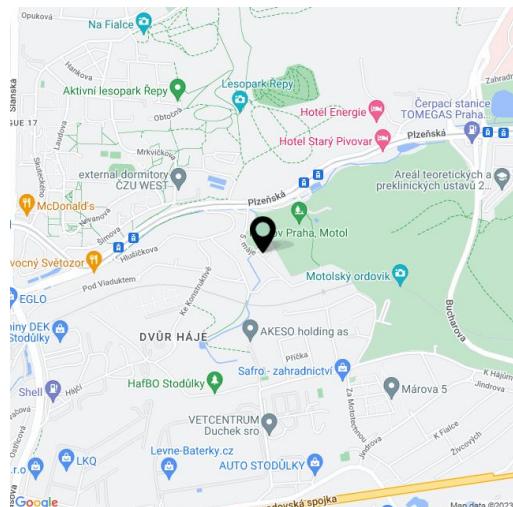


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Total area	127 m ²
Floor area*	107 m ²
Terrace	21 m ²
Parking	Garage parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38974



* 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.

An unique offer of a newly built penthouse with a great roof, which is a 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 entrance level (2nd floor), this penthouse offers a large living room with a dining area, a preparation for a kitchen, and a terrace with views of the surrounding greenery, a bright hall, and a bathroom with a preparation for a washing machine. On the top floor are 2 bedrooms, a kids' room, or a study and second bathroom.

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 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 106.8 m², terraces 11.7 m² and 8.8 m², cellar 10.2 m².

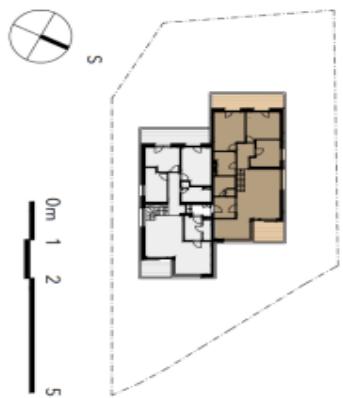


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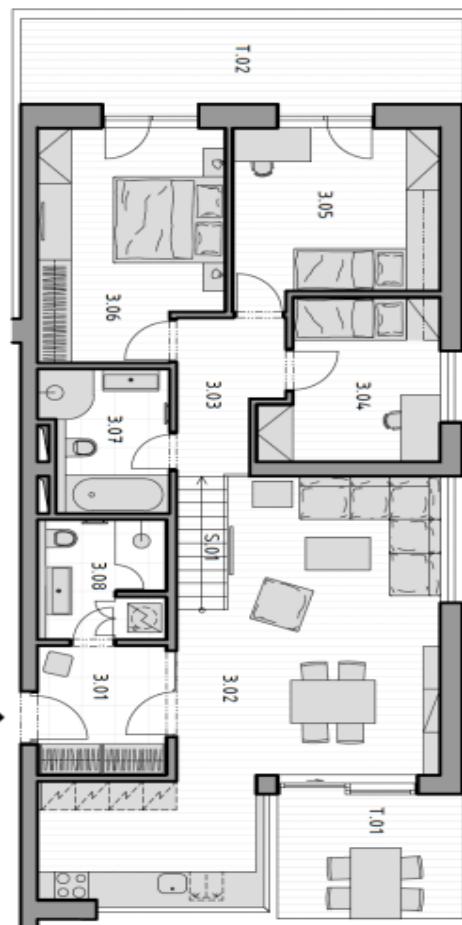
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PENTHOUSE EMANUEL



4+kk	106,8 m ²	3.NP
3.01	VSTUPNÍ HALA	6,7 m ²
3.02	HLAVNÍ OBYTNÝ PROSTOR	37,4 m ²
3.03	HALA	5,9 m ²
3.04	DĚTSKÝ POKOJ	9,8 m ²
3.05	DĚTSKÝ POKOJ	13,5 m ²
3.06	LOŽNICE	15,9 m ²
3.07	KOUPELNA I	6,5 m ²
3.08	KOUPELNA II	5,7 m ²
5.01	SCHODIŠTE	2,5 m ²
UŽITNÁ PLOCHA BYTU		103,9 m ²
PODLAHOVÁ PLOCHA BYTU		106,8 m ²
T.01	VENKOVNÍ TERASA ULICE	8,8 m ²
T.02	VENKOVNÍ TERASA ZAHRADY	11,7 m ²
	SKLAD NAD VSTUPEM	12,3 m ²
	SKLEPNÍ KÓJE	10,2 m ²
	POČET PARKOVACÍCH STÁN/ (s možností rozšíření o výstavbou stání)	1



VILA DŮM
MAJ
RODINNÉ BYDLENÍ
SE ZAHRADAMI