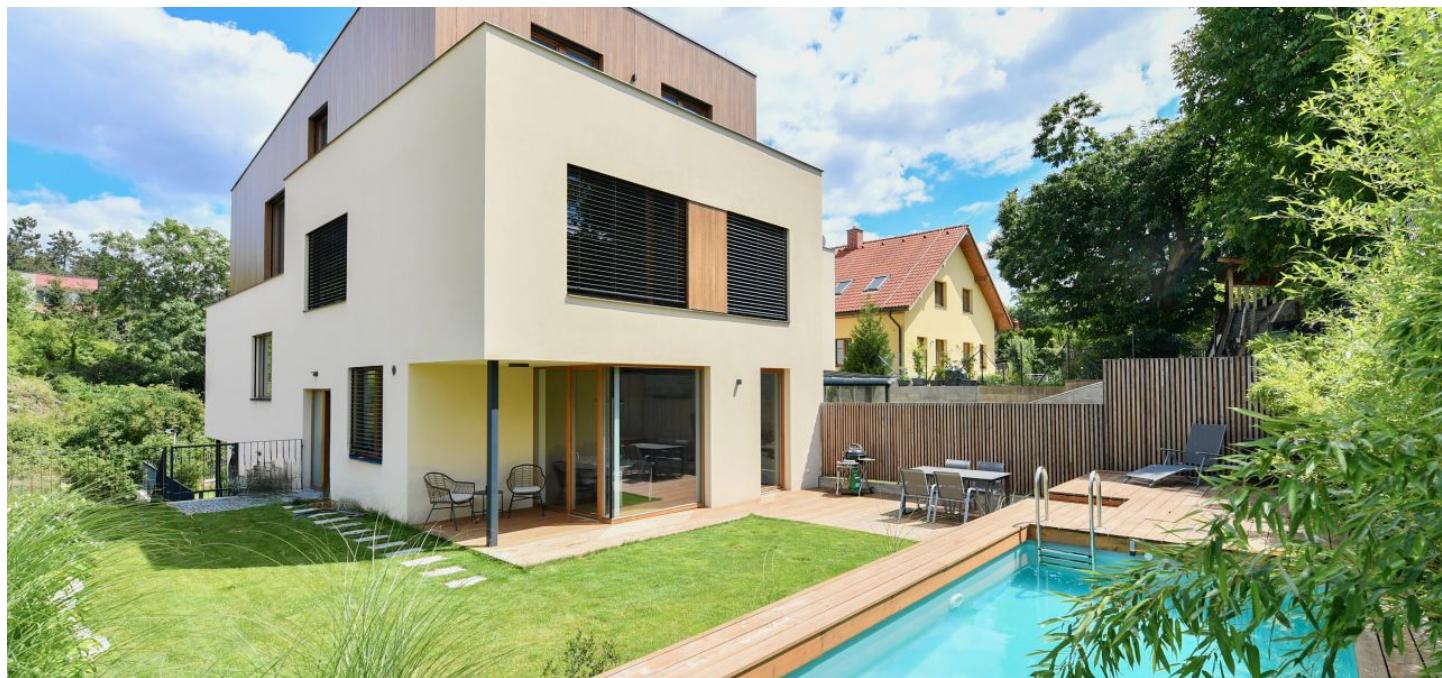




Apartment Three-bedroom (4+kk)

Sold

141.1 m², Prague 5, Motol, 5. máje



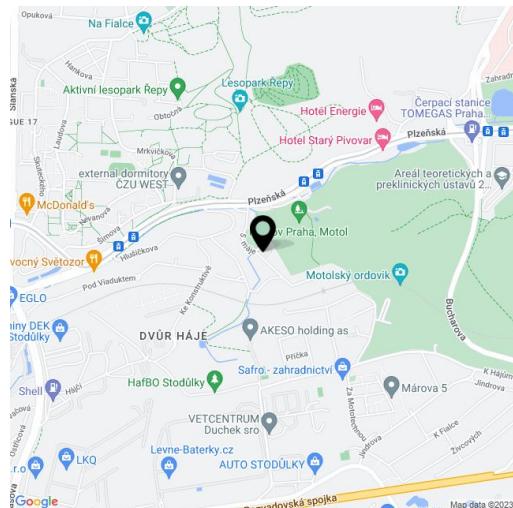


Apartment Three-bedroom (4+kk)

Sold

141.1 m², Prague 5, Motol, 5. máje

Total area	180 m ²
Floor area*	141 m ²
Terrace	39 m ²
Garden	180 m ²
Parking	Two garage parking spaces at an extra cost.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39846



* 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 and a private swimming pool is 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 there is a living area with a preparation for a kitchen and access to a **small covered terrace** and the **larger open terrace** and further **to the pool**, a hall, and a bathroom with a preparation for a washing machine. Upstairs are 3 bedrooms, a second bathroom (with a bathtub and shower), 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 136.1 m², terraces 25.6 m², 13.6 m² and 5.1 m², garden (incl. terrace) 180.2 m², pool 23.7 m², cellar 10.7 m².



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Sold

141.1 m², Prague 5, Motol, 5. máje

DOMEK AMÉLIE

4+kk	136,1 m ²	MĚZONET
1.01	VSTUPNÍ HALLA	10,6 m ²
1.02	HALA	2,9 m ²
1.03	HLAVNÍ OBYTNÝ PROSTOR	36,1 m ²
1.04	KOUPELNA	5,4 m ²
1.05	SKLAD	1,5 m ²
2.01	HALA	5,0 m ²
2.02	DĚTSKÝ POKOJ	14,5 m ²
2.03	LOŽNICE	19,4 m ²
2.04	DĚTSKÝ POKOJ	12,7 m ²
2.05	KOUPELNA	7,3 m ²
3.01	SCHODISTĚ	3,9 m ²
3.01	VENKOVNÍ TERASA - KRYTÁ	5,1 m ²
UŽITNÁ PLOCHA BYTU		124,4 m ²
PODLAHOVÁ PLOCHA BYTU 136,1 m ²		
T.02	VENKOVNÍ TERASA	25,6 m ²
T.03	VENKOVNÍ TERASA	13,6 m ²
CELKOVÁ PLOCHA ZAHRADY		180,2 m ²
VĚTNÉ TERAS		
SKLEPNÍ KOJE		
POČET PARKOVACÍCH STÁNÍ		2

