



Apartment Three-bedroom (4+kk)

Sold

124.4 m², Prague 5, Motol, 5. máje



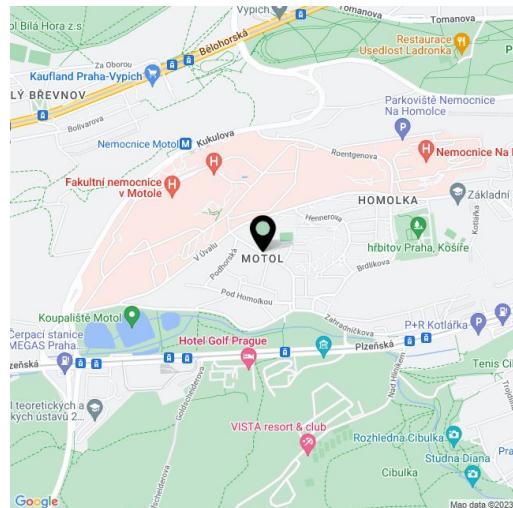


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Total area	155 m ²
Floor area*	124 m ²
Terrace	30 m ²
Garden	136 m ²
Parking	Two garage parking spaces at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39852



* 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 with a relaxing 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, a hall, and a bathroom. Upstairs are 3 bedrooms, a second bathroom, 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. There is a **relaxing pool** in the garden. 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 124.4 m², terraces 27.5 m² and 2.7 m², garden (incl. terraces) 136.1 m², relaxing pool 11.3 m², cellar 7.7 m².



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DOMEK CÉLINE

4+kk 124,4 m² MEZONET

1.01	VSTUPNÍ HALA	7,0 m ²
1.02	HALA	3,2 m ²
1.03	HLAVNÍ OBYTNÝ PROSTOR	34,7 m ²
1.04	KOUPELNA	5,1 m ²
1.05	SKLAD	1,7 m ²

2.01	HALA	5,0 m ²
2.02	DĚTSKÝ POKOJ	11,8 m ²
2.03	LOŽNICE	17,4 m ²
2.04	DĚTSKÝ POKOJ	12,7 m ²
2.05	KOUPELNA	6,5 m ²

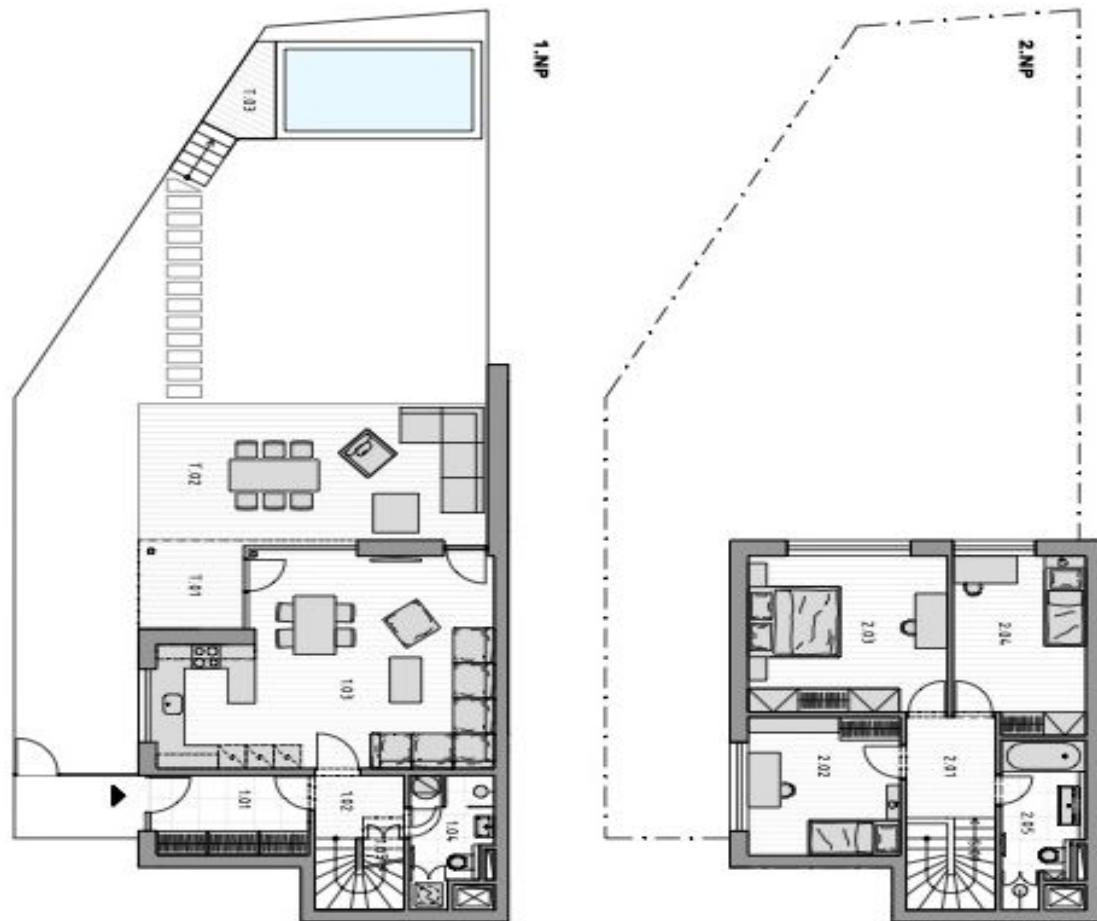
5.01	SCHODIŠTĚ	3,9 m ²
T.01	VĚNKOVNÍ TERASA - KRYTA	4,6 m ²

UŽITNÁ PLOCHA BYTU

124,4 m²

PODLAHOVÁ PLOCHA BYTU 124,4 m²

T.02	VĚNKOVNÍ TERASA	27,5 m ²
T.03	VĚNKOVNÍ TERASA	2,7 m ²
	CELKOVÁ PLOCHA ZAHRADY	136,1 m ²
	VĚTNÉ TERAS	
	SKLEPNÍ KOJE	7,7 m ²
	POČET PARKOVACÍCH STÁNÍ	2



VILA DŮM
MAJ RODINNÉ BYTOVÉ
SE ZAHRADAMI