



## Apartment Three-bedroom (4+kk)

Sold

125.1 m<sup>2</sup>, Prague 5, Motol, 5. máje



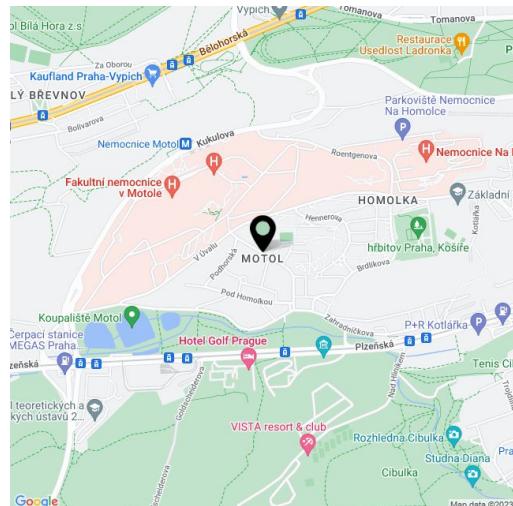


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Total area	149 m <sup>2</sup>
Floor area*	125 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Garden	113 m <sup>2</sup>
Parking	Two garage parking spaces at an extra cost.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39853



This garden apartment with the atmosphere of a family house is fully wheelchair accessible. 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 is a living area with a preparation for a kitchen, a terrace, a foyer, and a bathroom with a bathtub and shower. Upstairs, there 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. 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 125.1 m<sup>2</sup>, terrace 23.8 m<sup>2</sup>, garden (incl. terrace) 113 m<sup>2</sup>, cellar 8.1 m<sup>2</sup>

\* 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.



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### DOMEK DESIREÉ

**4+kk** 125,1 m<sup>2</sup> MEZONET

1.01	VSTUPNÍ HALA	7,0 m <sup>2</sup>
1.02	HALA	3,2 m <sup>2</sup>
1.03	HLAVNÍ OBYTNÝ PROSTOR	35,8 m <sup>2</sup>
1.04	KOUPELNA	5,8 m <sup>2</sup>
1.05	SKLAD	1,7 m <sup>2</sup>

2.01	HALA	5,0 m <sup>2</sup>
2.02	DĚTSKÝ POKOJ	11,8 m <sup>2</sup>
2.03	LOŽNICE	17,4 m <sup>2</sup>
2.04	DĚTSKÝ POKOJ	12,7 m <sup>2</sup>
2.05	KOUPELNA	7,3 m <sup>2</sup>

**PODLAHOVÁ PLOCHA BYTU** 125,1 m<sup>2</sup>

T.01	SCHODIŠTĚ	3,9 m <sup>2</sup>
T.01	VENKOVNÍ TERASA - KRYTA	3,8 m <sup>2</sup>

UŽITNÁ PLOCHA BYTU

115,4 m<sup>2</sup>

