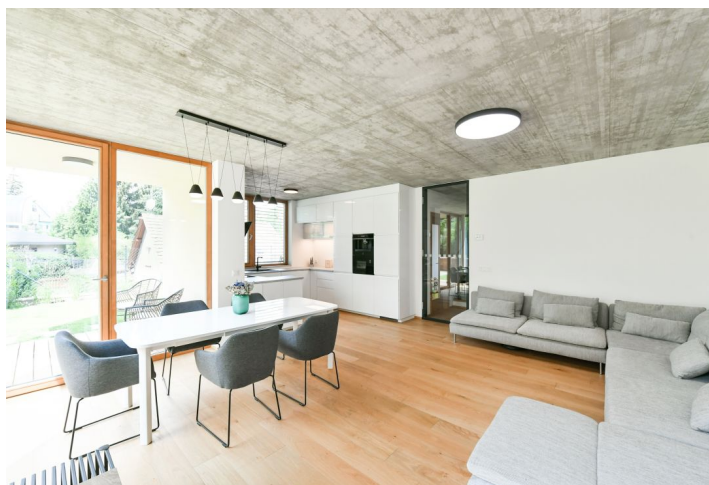




## Apartment Three-bedroom (4+kk)

Sold

141.1 m<sup>2</sup>, Praha 5, Motol, 5. máje





## Apartment Three-bedroom (4+kk)

**Sold**141.1 m<sup>2</sup>, Praha 5, Motol, 5. máje

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

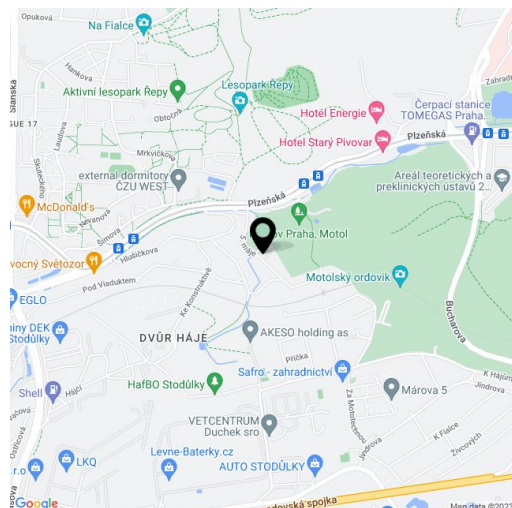
This garden apartment with the atmosphere of a family house and a private swimming pool is part of a boutique residential project designed by the SENAA architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only 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 m<sup>2</sup>, terraces 25.6 m<sup>2</sup>, 13.6 m<sup>2</sup> and 5.1 m<sup>2</sup>, garden (incl. terrace) 180.2 m<sup>2</sup>, pool 23.7 m<sup>2</sup>, cellar 10.7 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.



# Apartment Three-bedroom (4+kk)

141.1 m<sup>2</sup>, Praha 5, Motol, 5. máje

Sold

## DOMEK AMÉLIE

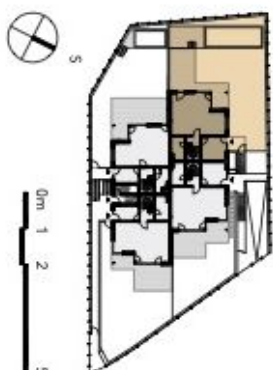
4+kk 136,1 m<sup>2</sup> MEZONET

|      |                         |                     |
|------|-------------------------|---------------------|
| 1.01 | VSTUPNÍ HALA            | 10,6 m <sup>2</sup> |
| 1.02 | HALA                    | 2,9 m <sup>2</sup>  |
| 1.03 | Hlavní obytný prostor   | 36,1 m <sup>2</sup> |
| 1.04 | KOUPELNA                | 5,4 m <sup>2</sup>  |
| 1.05 | SKLAD                   | 1,5 m <sup>2</sup>  |
| 2.01 | HALA                    | 5,0 m <sup>2</sup>  |
| 2.02 | DĚTSKÝ POKOJ            | 14,5 m <sup>2</sup> |
| 2.03 | LOŽNICE                 | 19,4 m <sup>2</sup> |
| 2.04 | DĚTSKÝ POKOJ            | 12,7 m <sup>2</sup> |
| 2.05 | KOUPELNA                | 7,3 m <sup>2</sup>  |
| 5.01 | SCHODIŠTĚ               | 3,9 m <sup>2</sup>  |
| T.01 | VENKOVNÍ TERASA - KRYTÁ | 5,1 m <sup>2</sup>  |

UŽITNÁ PLOCHA BYTU 124,4 m<sup>2</sup>

PODLAHOVÁ PLOCHA BYTU 136,1 m<sup>2</sup>

|      |                         |                      |
|------|-------------------------|----------------------|
| T.02 | VENKOVNÍ TERASA         | 25,6 m <sup>2</sup>  |
| T.03 | VENKOVNÍ TERASA         | 13,6 m <sup>2</sup>  |
|      | CELKOVÁ PLOCHA ZAHRADY  | 180,2 m <sup>2</sup> |
|      | VČETNĚ TERAS            |                      |
|      | SKLEPNÍ KOLE            | 10,7 m <sup>2</sup>  |
|      | POČET PARKOVACÍCH STÁNÍ | 2                    |

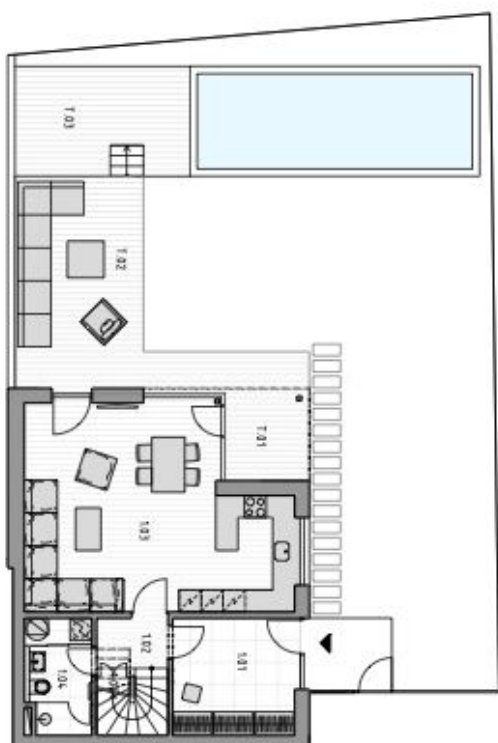


WWW.WILLADUMMAJ.CZ

2.NP



1.NP



VILA DŮM  
RODINNÉ BYTLENÍ  
MAJ SE ZAHRADAMI