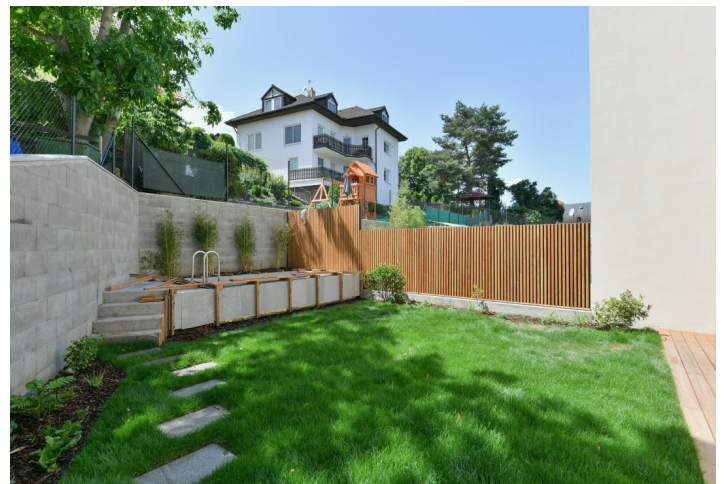




## Apartment Three-bedroom (4+kk)

Sold

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





## Apartment Three-bedroom (4+kk)

**Sold**124.4 m<sup>2</sup>, Prague 5, Motol, 5. máje

|                  |                    |
|------------------|--------------------|
| Total area       | 155 m <sup>2</sup> |
| Floor area*      | 124 m <sup>2</sup> |
| Terrace          | 30 m <sup>2</sup>  |
| Garden           | 136 m <sup>2</sup> |
| Parking          | 690 000            |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 39852              |

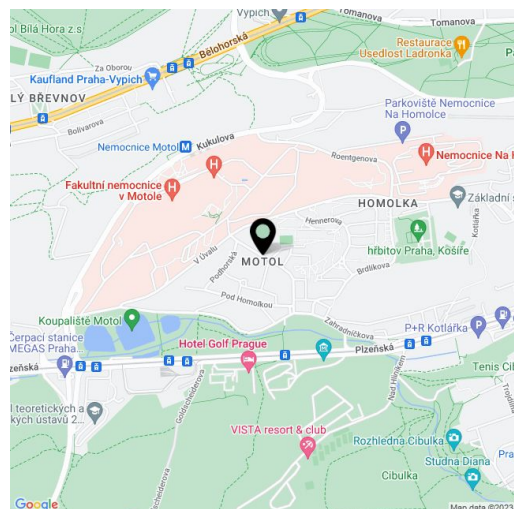
This garden apartment with the atmosphere of a family house and with a relaxing pool is part of a boutique residential project designed by the **SENAA** architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only 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 m<sup>2</sup>, terraces 27.5 m<sup>2</sup> and 2.7 m<sup>2</sup>, garden (incl. terraces) 136.1 m<sup>2</sup>, relaxing pool 11.3 m<sup>2</sup>, cellar 7.7 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)

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

Sold

## DOMEK CĚLINE

4+kk 124,4 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 OBÝTNÍ PROSTOR | 34,7 m <sup>2</sup> |
| 1.04 | KOUPELNA              | 5,1 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     | 6,5 m <sup>2</sup>  |

|      |                         |                    |
|------|-------------------------|--------------------|
| 5.01 | SCHODIŠTĚ               | 3,9 m <sup>2</sup> |
| T.01 | VENKOVNÍ TERASA - KRYTÁ | 4,6 m <sup>2</sup> |

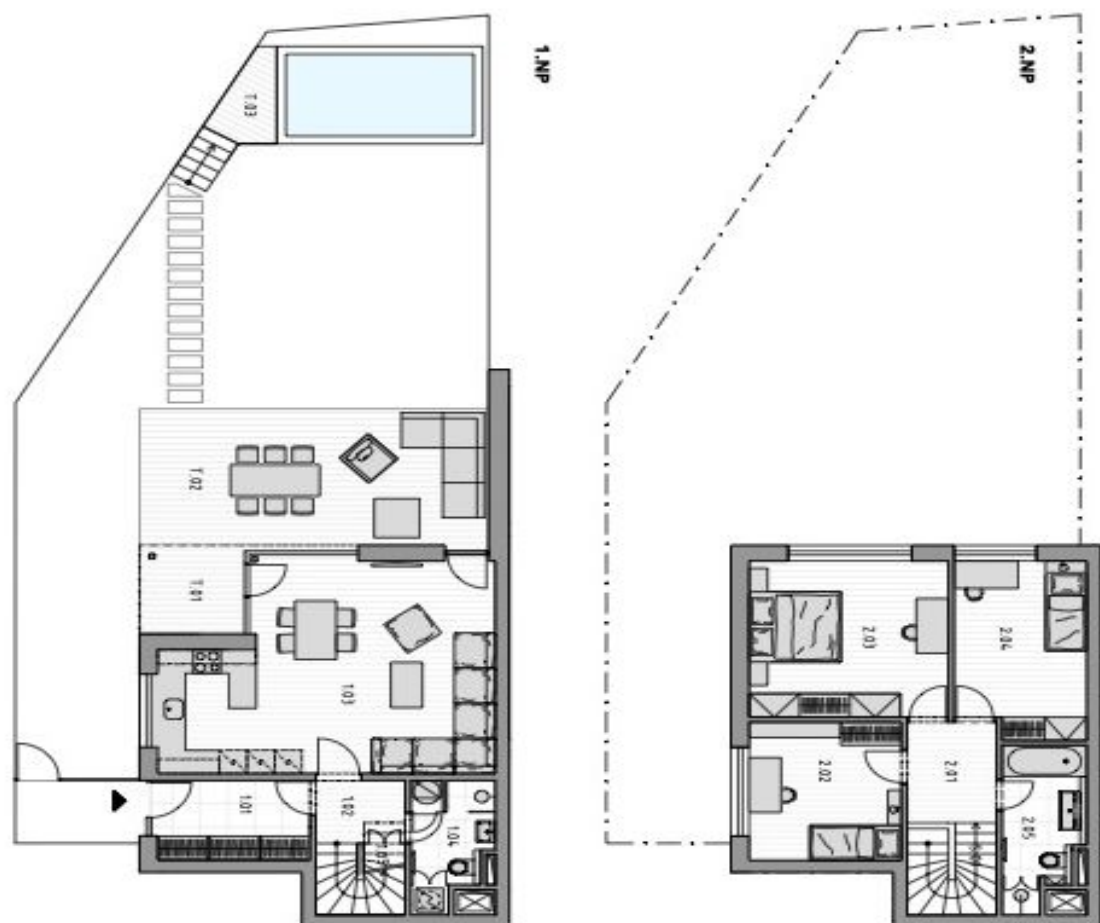
UŽITNÁ PLOCHA BYTU 113,6 m<sup>2</sup>

**PODLAHOVÁ PLOCHA BYTU 124,4 m<sup>2</sup>**

|      |                         |                      |
|------|-------------------------|----------------------|
| T.02 | VENKOVNÍ TERASA         | 27,5 m <sup>2</sup>  |
| T.03 | VENKOVNÍ TERASA         | 2,7 m <sup>2</sup>   |
|      | CELKOVÁ PLOCHA ZAHRADY  | 136,1 m <sup>2</sup> |
|      | VČETNĚ TERAS            |                      |
|      | SKLEPNÍ KOLE            | 7,7 m <sup>2</sup>   |
|      | POČET PARKOVACÍCH STÁNÍ | 2                    |



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SE ZAHRADAMI