



## Apartment One-bedroom (2+kk)

€ 408 414 | CZK 10 290 000

61.2 m<sup>2</sup>, Prague 5, Hlubočepy, Pod Ateliéry





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Total area	64 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Garden	20 m <sup>2</sup>
Parking	Parking space in the car elevator
Garage	Yes
Cellar	-
PENB	B
Reference number	40497

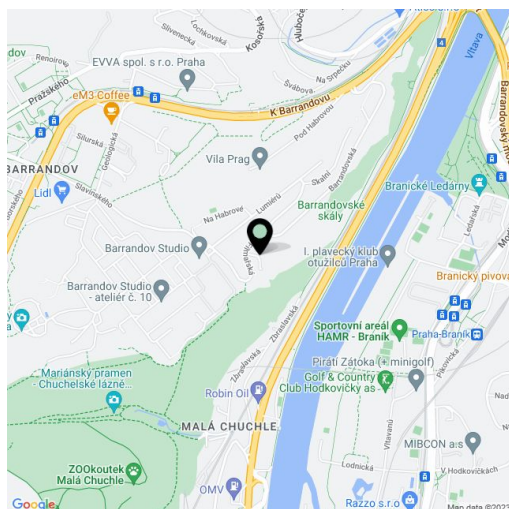
This designer apartment with a loggia, a private garden, and a garage parking space is part of a premium boutique residence from 2019, which is set in a completely quiet green place at the end of a cul-de-sac in the villa development of old Barrandov.

The layout of the 2nd floor apartment consists of a living room with a kitchen, a dining area, and access to the **loggia**, a bedroom with an en-suite bathroom, a separate toilet, and an entrance hall.

The high-quality facilities include **three-layer wooden floors**, large-format tiles and tiles in a **natural stone decor**, doors with concealed hinges, large windows with exterior blinds, designer wallpaper, or built-in wardrobes in the hall, bedroom, and living room. The purchase price includes a **parking space** and a **spacious basement cubicle** with a shelving system, both accessible by **elevator**. An **ornamental garden** with a pergola, a sitting area, and a place for grilling was built on the plot with beautiful views. From this common area, you can enter the **private gardens**.

The **energy-efficient residence** is located in a unique place in the middle of the original villa development of the Barrandov city heritage zone. The plot of land is located directly on the edge of a cliff that is part of the **Barrandov rock massif**, which is connected to the vast wooded area of the **Chuchelský Grove**. All civic amenities are within a short driving distance, and the ride by bus from the nearby stop to the **Smíchovské nádraží** metro station takes less than 10 minutes.

Floor area 61.2 m<sup>2</sup>, loggia 2.5 m<sup>2</sup>, private garden 19.6 m<sup>2</sup>, cellar 2.8 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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