



## Apartment Two-bedroom (3+kk)

€ 540 267 | CZK 13 350 000

85.98 m², Prague 5, Barrandov, Kurandové





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Total area	91 m²
Floor area*	86 m²
Loggia	5 m²
Garden	73 m²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	41722

This newly built, bright and airy apartment with a sunny loggia and a garden is part of the Barrandez-vous residential project with a timeless architectural style, quality home equipment, energy-efficient consumption, and, above all, a completely new park created by the renowned Flera garden studio.

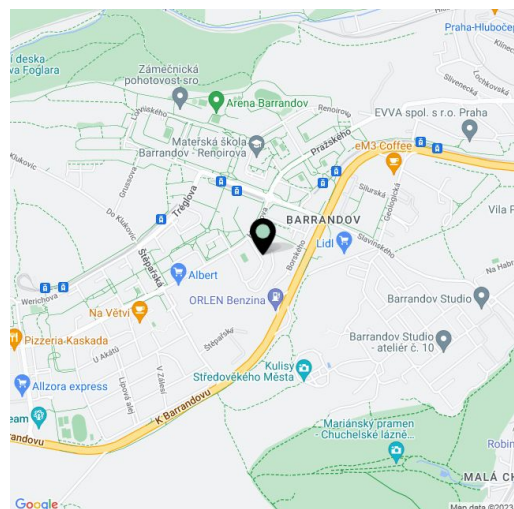
The area of the unit on the ground floor consists of a living room with a preparation for a kitchen and **access to a southeast loggia and a garden overlooking the park**, 2 bedrooms with access to **the second garden towards the street**, a bathroom, WC, a storage room and a foyer.

The interior is completed to a quality standard including **large-format windows, three-layer wooden floors**, wooden grate loggia surface, large-format tiles, designer sanitary ware from the leading manufacturers, a security entrance door, and interior doors. **A garage parking space and cellar at extra cost.**

The project is part of the Barrandov district with its **full range of services**. In the immediate vicinity, there is a kindergarten and elementary school, supermarkets, a post office, a drugstore, a restaurant, a clinic, a pharmacy, or ATMs. It is about an **8-minute walk to a tram stop**, and a bus stop is even closer. The ride to the Smíchovské nádraží metro station takes less than 10 minutes by tram. For trips by car, there is a good connection to the Prague Ring Road and the Southern Junction. The neighborhood is made more pleasant by the proximity of two large parks: the **Prokopské and Dalejské valleys** on the one hand and the **Radotín-Chuchelský grove** on the other.

Floor area 85.98 m², loggia 5.23 m², gardens 72.69 m².

**For a complete list of units, contact our office.**



\* 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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