



## Apartment One-bedroom (2+kk)

Rented

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





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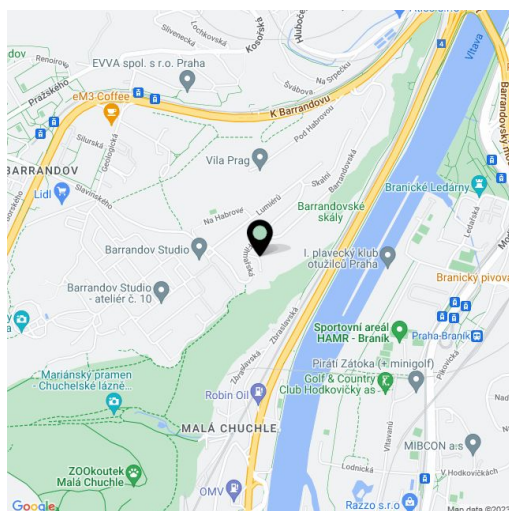
61.2 m<sup>2</sup>, Prague 5, Hlubočepy, Pod Ateliéry

|                  |   |
|------------------|---|
| 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          | Garage parking.   |
| Garage           | Yes   |
| Cellar           | 3 m <sup>2</sup>  |
| Service price    | Monthly deposit for service charges, water, and heating: CZK 5,500. Electricity is billed separately. |
| PENB             | B   |
| Reference number | 100856  |
| Available from   | Immediately   |

This furnished 1-bedroom designer apartment with a private garden and an enclosed balcony is on the second floor of the boutique Barrandovská zahrada residential project. Set in the attractive residential area of old Barrandov, the energy-efficient residence combines contemporary architecture and an innovative design with the many benefits of a family home. The large plot, completely surrounded by tall trees, has been transformed into several private gardens followed by common areas incl. a children's playground, a gazebo with stunning views of the Vltava River valley, and a campfire ring. The plot is directly adjacent to the top part of the Barrandov Rocks, followed by the vast Chuchelský háj grove. However, complete amenities are just a stone's throw away, as well as a public transport stop and connections to the main roads and highways. It takes less than 10 minutes by bus to get to the Smíchovské nádraží metro station.

The interior of the apartment consists of a living room with a fully fitted open-plan kitchen, a dining area, and access to the enclosed balcony, a bedroom with an en-suite bathroom, a separate toilet, and an entrance hall.

High-quality equipment and finishes, three-layer **wooden floors**, large-format tiles, doors with concealed hinges, large windows with exterior blinds, designer wallpaper, built-in wardrobes, washer/dryer, dishwasher, microwave oven, and cellar. A **garage parking space** is included.



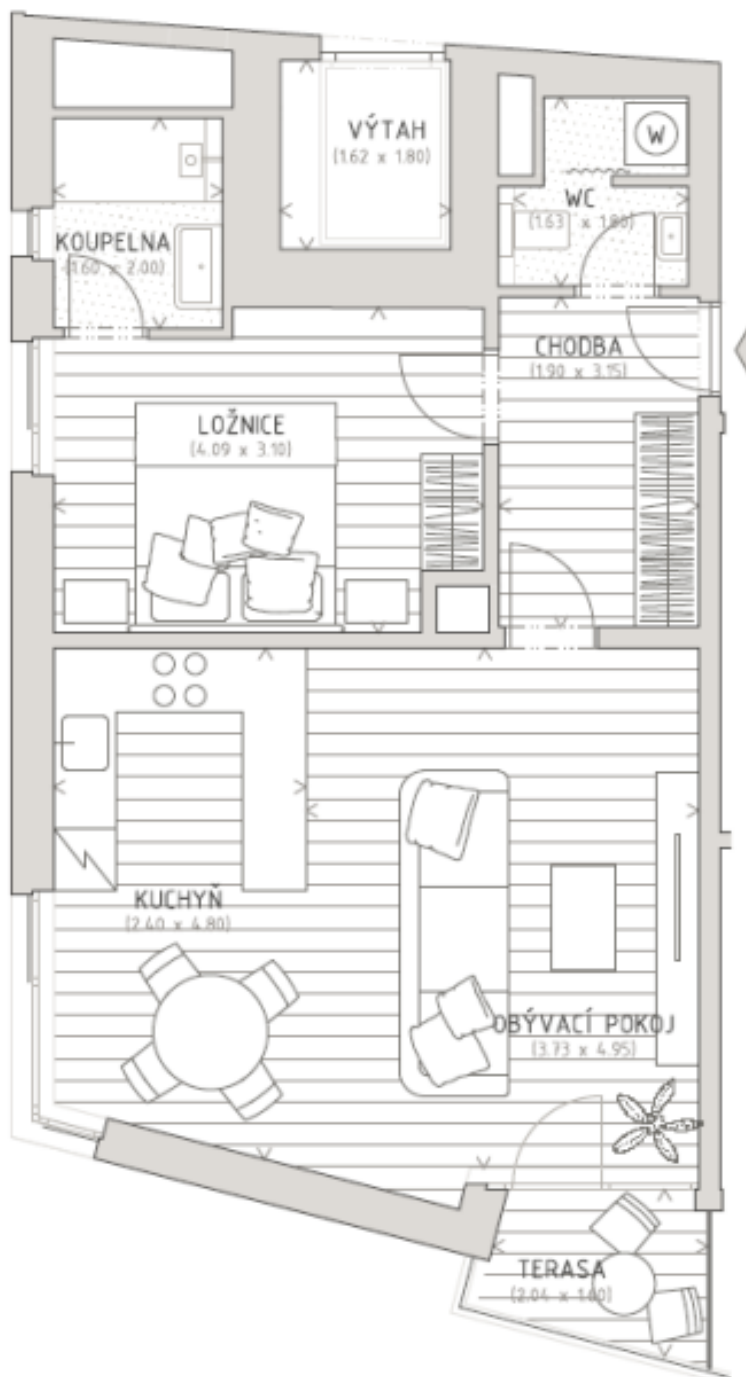
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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| Název                        | Plocha (m <sup>2</sup> ) | Podlaha      |
|------------------------------|--------------------------|--------------|
| CHODBA                       | 6,00                     | dřevěná      |
| WC                           | 2,70                     | keramická    |
| POKOJ                        | 11,80                    | dřevěná      |
| OBÝVACÍ POKOJ                | 18,45                    | dřevěná      |
| KUCHYŇ                       | 11,50                    | dřevěná      |
| KOUPELNA                     | 3,20                     | keramická    |
| ČISTÁ PODLAHOVÁ PLOCHA       | 53,65                    |              |
| PODLAHOVÁ PLOCHA K ZASTAVĚNÍ | 57,30                    |              |
| VENKOVNÍ PLOCHY              |                          |              |
| TERASA                       | 2,90                     | dřevěný rošt |
| OSTATNÍ                      |                          |              |
| SKLEP                        | 1,70                     | stěrka       |