



## Apartment Four-bedroom (5+kk)

Sold

244 m<sup>2</sup>, Praha 5, Hlubočepy, Barrandovská





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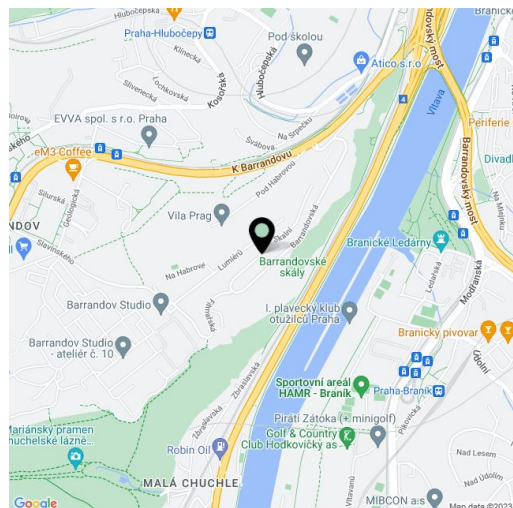
Total area	270 m <sup>2</sup>
Floor area*	244 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Garden	151 m <sup>2</sup>
Parking	2 spots in onsite garages + 1 spot on the street
Garage	Yes
Cellar	-
PENB	G
Reference number	19814

**Spacious loft apartment with southeast-facing terrace and large garden boasting stunning views of the Vltava River valley situated on the ground and 1st floors of a new Functionalist style villa with a total of only three flats, located on a hill in the unique 1930 residential area of Barrandov. This special project emerged conveniently on a quiet one-way street full of greenery, bordering a vast Chuchelský háj grove.**

The flat is dominated by a generously designed open-plan living room with kitchen and dining area (100 m<sup>2</sup>), exceptional mainly for the **double height of the ceiling (4.6 m), glass walls and access to the terrace that surrounds almost the entire room.** The lower floor also features an entrance hall, walk-in wardrobe, pantry, toilet and technical facilities, including laundry and shower. The upper floor consists of the master bedroom with en-suite bathroom, walk-in wardrobe and terrace connected to the private garden, another 2 bedrooms, a shared bathroom, and a study with glazed interior walls facing the social part of the apartment and with panoramic views through the exterior wall.

The apartment is being offered in a state of **white walls** (ready for completion of the final surfaces such as floors, tiles and bathroom fixtures). **The purchase price includes 2 parking spots in onsite garages, storage space and 1 parking spot on the street.**

Interior 244.05 m<sup>2</sup>, terrace 26 m<sup>2</sup>, garden 151 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.

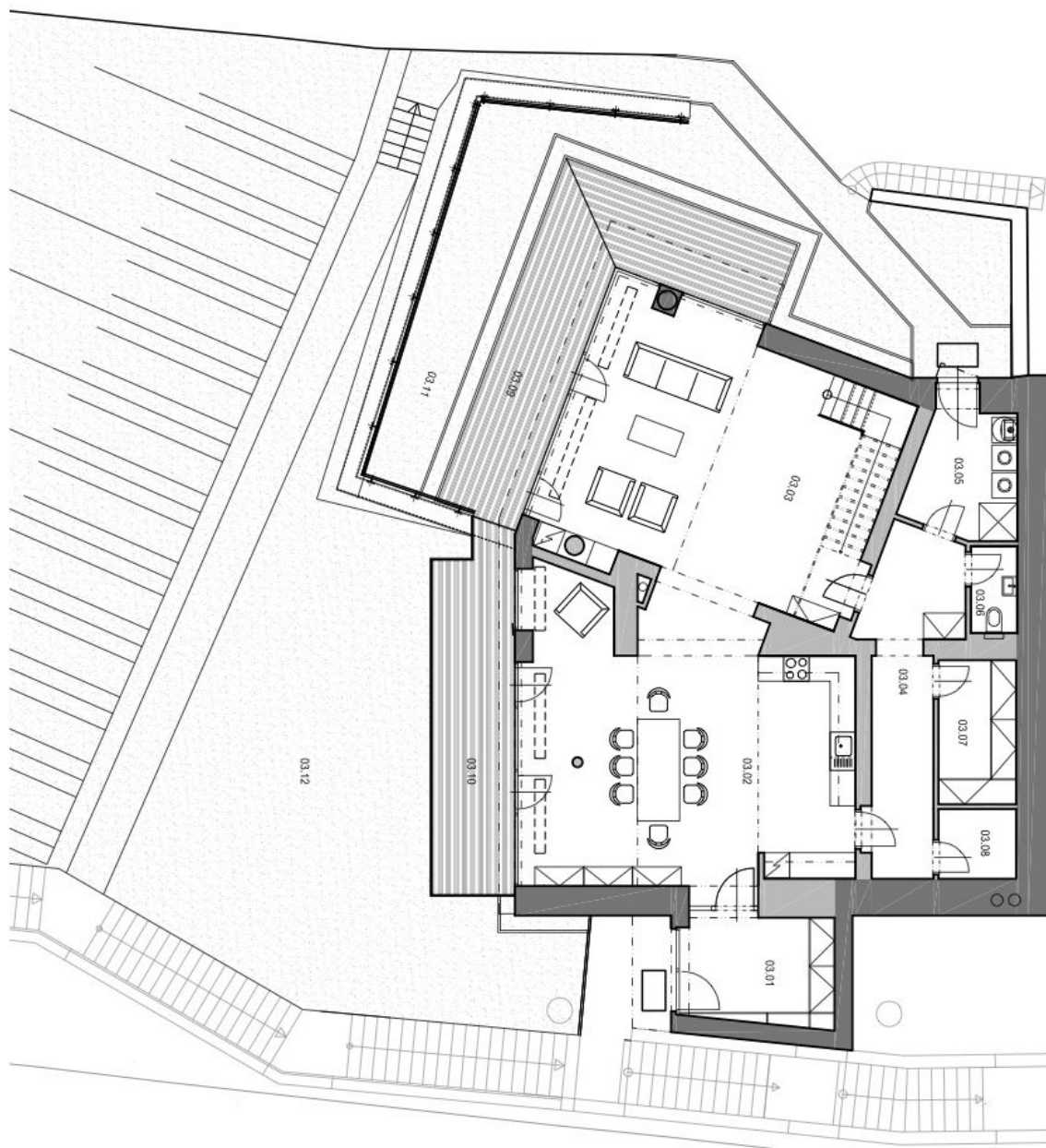




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