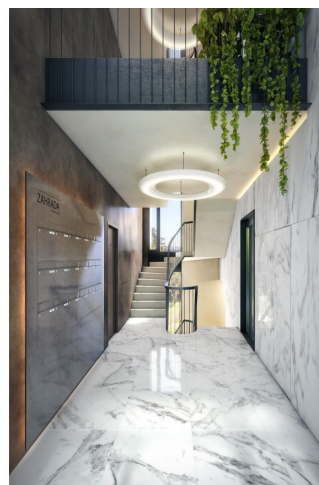




## Apartment Two-bedroom (3+kk)

Sold

81 m<sup>2</sup>, Praha 5, Hlubočepy, Pod Ateliéry





## Apartment Two-bedroom (3+kk)

**Sold**81 m<sup>2</sup>, Praha 5, Hlubočepy, Pod Ateliéry

Total area	111 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Garden	104 m <sup>2</sup>
Parking	Garage or outdoor parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	25443

This modern garden apartment with a spacious terrace is part of the newly emerging intimate project, Barrandovská zahrada. Set in the lovely residential area of old Barrandov, the low energy residence will combine contemporary architecture and innovative design with all the benefits of a family house. The large plot, completely surrounded by tall trees, will be transformed into several private gardens followed by common areas, such as a children's playground, gazebo with stunning views of Vltava River valley, and a space for a campfire ring. Completion scheduled for Q4 2017.

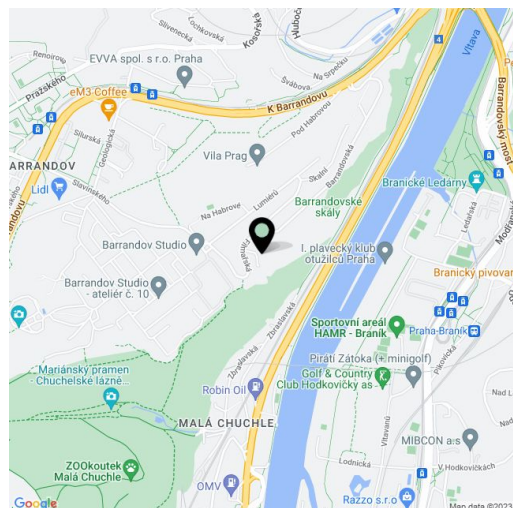
The layout of this ground floor apartment will offer a living room with kitchen, dining area and entrance to the garden, 2 bedrooms, a bathroom, separate toilet, utility room and hallway.

Quality equipment of the flat will include heated, three-layer wooden floors, large format tiles in natural stone finish, **doors with concealed hinges**, large windows, faucets in black or white. The client can also choose atypical design elements such as brushed wood floors, stone tiles, veneer interior doors and faucets in a copper finish. In addition, each client can use **up to 5 hours of consultation with renowned Jestico + Whiles designers**, included in the purchase price. Extra storage space provided by **cellars**, possibility to purchase a **garage or outdoor parking space** at extra cost.

The plot is set close 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 most important main roads and highways.

The purchase price is not subject to the property transfer tax.

Gross floor area 81.6 m<sup>2</sup>, net floor area 77.35 m<sup>2</sup>, terrace 29.5 m<sup>2</sup>, cellar 2.05 m<sup>2</sup>, garden 103.9 m<sup>2</sup>.



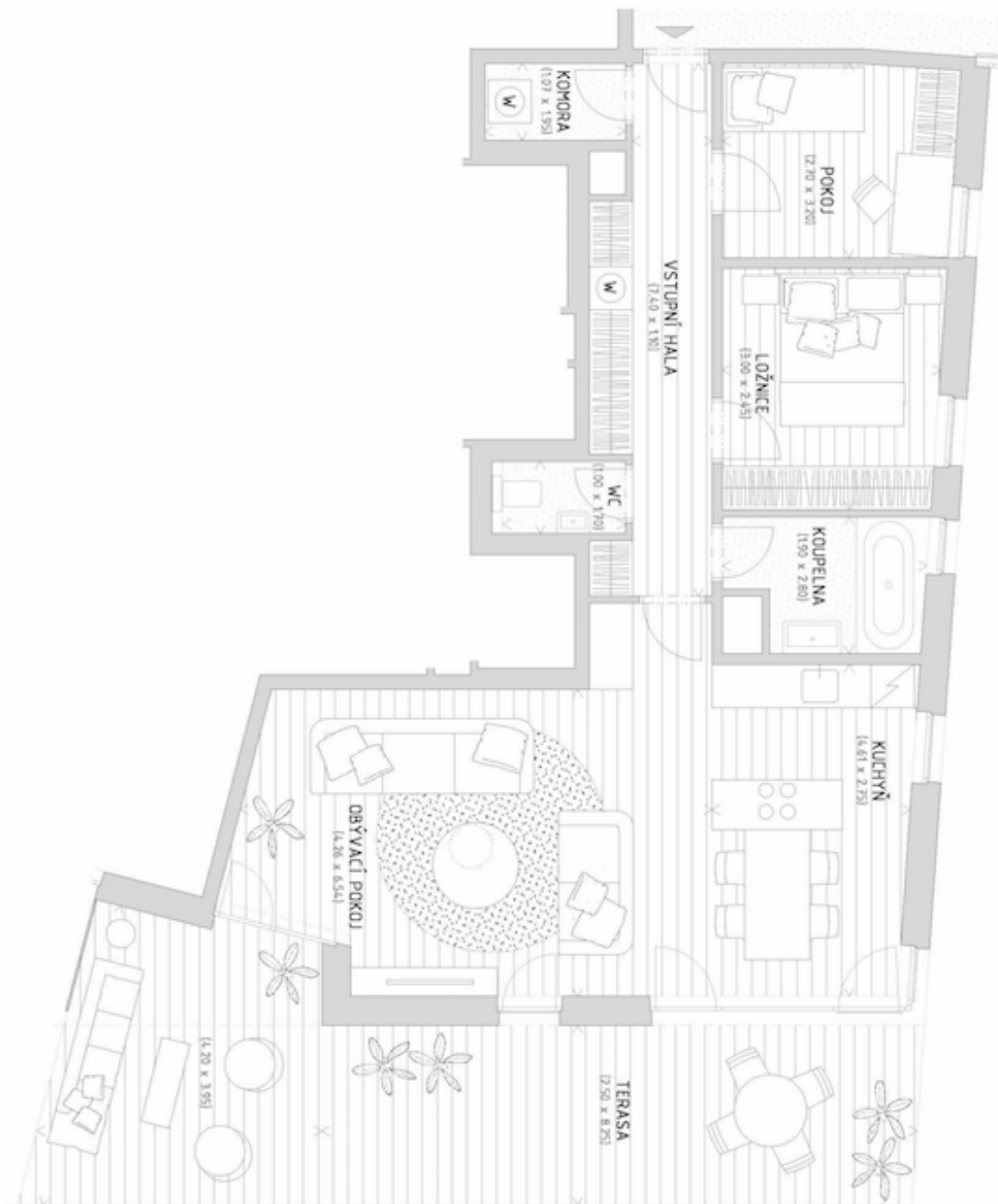
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

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**Apartment Two-bedroom (3+kk)****Sold**81 m<sup>2</sup>, Praha 5, Hlubočepy, Pod Ateliéry**LEGENDA MÍSTNOSTÍ**

Název	Plocha (m <sup>2</sup> )	Podlaha
VSTUPNÍ HALA	10,65	dřevěná
KOMORA	1,85	keramická
OBÝVACÍ POKOJ	27,60	dřevěná
KUCHYŇ	12,70	dřevěná
KOUPELNA	4,65	keramická
POKOJ	8,30	dřevěná
LOŽNICE	9,90	dřevěná
WC	1,70	keramická
ČISTÁ PODLAHOVÁ PLOCHA	77,35	
PODLAHOVÁ PLOCHA K ZASTAVĚNÍ	81,60	
VENKOVNÍ PLOCHY		
TERASA	36,20	dřevěný rošt
ZAHRADA	103,90	trávník
OSTATNÍ		
SKLEP	2,05	stěrka