



Apartment Four-bedroom (5+kk)

Rented

166 m², Praha 5, Hlubočepy, Pod Ateliéry





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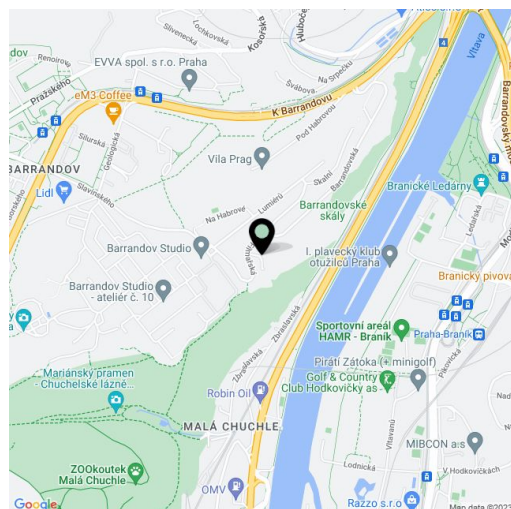
166 m², Praha 5, Hlubočepy, Pod Ateliéry

| | |
|------------------|----------------------------|
| Total area | 251 m ² |
| Floor area* | 166 m ² |
| Terrace | 85 m ² |
| Parking | Two garage parking spaces. |
| Garage | Yes |
| Cellar | - |
| PENB | B |
| Reference number | 31757 |
| Available from | Immediately |

This impressive, high-standard unfurnished 3-bedroom 2-bathroom penthouse with an 85 sq. m. terrace and stunning views of Prague is part of the boutique Barrandovská zahrada project. Set in an attractive residential part of old Barrandov, this energy-efficient residence combines contemporary architecture and an innovative design with the many benefits of a family home. Its 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 space for a campfire ring. The plot is directly adjacent to the top part of the Barrandov Rocks, adjacent to the vast Chuchelský háj grove. Complete amenities are just a stone's throw away, as well as a public transport stop and connections to important main roads and highways.

The fourth floor apartment offers a huge living room with a fully fitted open plan kitchen, a dining area, and lovely far-reaching views, a master bedroom with an en-suite bathroom (walk-in shower, toilet), 2 children's bedrooms, a shared bathroom (bathtub, walk-in shower, toilet), a small bedroom/study, an additional separate toilet, a utility room, and an entrance hall. All rooms have access to the **terrace** that wraps around three sides of the apartment.

High-quality equipment, built-in wardrobes in all bedrooms and the hall, top quality **hardwood floors**, large-format tiles, doors with concealed hinges, floor-to-ceiling windows, central heating, underfloor heating in the bathrooms, induction cooktop, dishwasher, microwave oven, **cellar**, elevator. **Two garage parking spaces** are available (included). Deposit for common building charges and water CZK 7,000/month. Electricity is billed separately. Available from September 2022.



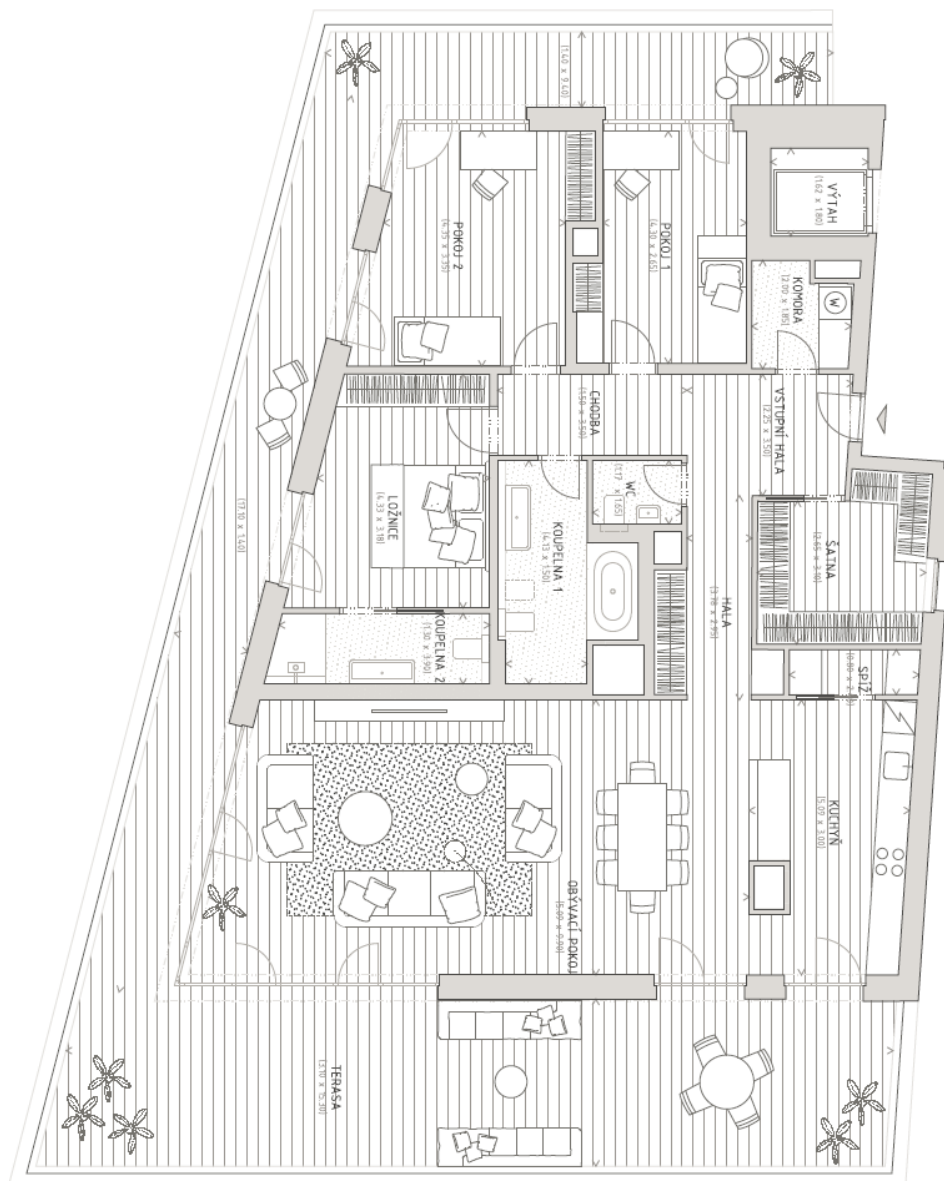
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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| Název | Plocha (m ²) | Podlaha |
|------------------------------|--------------------------|--------------|
| VSTUPNÍ HALA | 7,90 | dřevěná |
| CHODBA | 5,30 | dřevěná |
| HALA | 5,20 | dřevěná |
| OBÝVACÍ POKOJ | 48,30 | dřevěná |
| KUCHYŇ | 15,30 | dřevěná |
| KOMORA | 3,40 | keramická |
| ŠATNA | 9,10 | dřevěná |
| SPÍŽ | 2,00 | dřevěná |
| POKOJ 1 | 12,40 | dřevěná |
| POKOJ 2 | 16,00 | dřevěná |
| KOUPELNA 1 | 7,90 | keramická |
| WC | 1,90 | keramická |
| LOŽNICE | 14,10 | dřevěná |
| KOUPELNA 2 | 5,20 | keramická |
| ČISTÁ PODLAHOVÁ PLOCHA | 154,00 | |
| PODLAHOVÁ PLOCHA K ZASTAVĚNÍ | 166,40 | |
| VENKOVNÍ PLOCHY | | |
| TERASA | 84,50 | dřevěný rošt |
| OSTATNÍ | | |
| SKLEP | 2,80 | stěrka |