



Apartment Three-bedroom (4+kk)

Sold

106.8 m², Praha 5, Motol, 5. máje





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Total area	127 m ²
Floor area*	107 m ²
Terrace	21 m ²
Parking	Garage parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38974

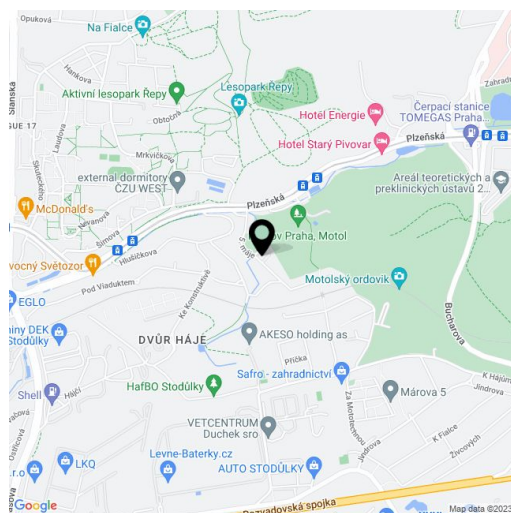
An unique offer of a newly built penthouse with a greet roof, which is a part of a boutique residential project designed by the SENAA architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only a 3-minute walk from a tram stop and a few minutes' drive from the Anděl center of Smíchov.

On the entrance level (2nd floor), this penthouse offers a large living room with a dining area, a preparation for a kitchen, and a **terrace with views** of the surrounding greenery, a bright hall, and a bathroom with a preparation for a washing machine. On the top floor are 2 bedrooms, a kids' room, or a study and second bathroom.

The **high standard** facilities include **air-conditioning**, insulated triple-glazed **wooden windows** (with electrically operated external **blinds** in the bedrooms), **oak floors**, elegant oak staircases, **larch wood** on the terrace, **Sapeli Elegant** rebate-free doors with magnetic locks, and a preparation for an intelligent home system. Heating and hot water are provided by a gas condensing boiler. The purchase price includes a **large cellar storage unit**, and parking spaces in the underground **garage** with a charging station for electric cars are at an extra cost.

This perfectly accessible location is ideal for **quiet family living**. **Forest parks**, natural monuments, **swimming pools**, and a **golf course** are all nearby. A tram and bus stop with connections to the Nemocnice Motol metro station is within a 3-minute walk. The **Anděl Smíchov Center** with shops, cinemas, restaurants, and cafés is a 15-minute tram ride away. You can quickly drive to the Prague Ring Road and a tunnel complex.

Floor area 106.8 m², terraces 11.7 m² and 8.8 m², cellar 10.2 m².



* 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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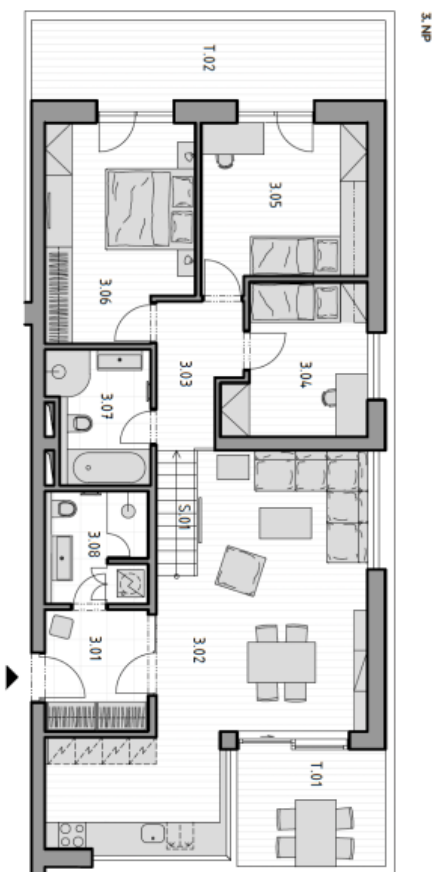
PENTHOUSE EMANUEL

4+kk 106,8 m² 3.NP

3.01	VSTUPNÍ HALA	6,7 m ²
3.02	HLAVNÍ OBÝTNÝ PROSTOR	37,4 m ²
3.03	HALA	5,9 m ²
3.04	DĚTSKÝ POKOJ	9,8 m ²
3.05	DĚTSKÝ POKOJ	13,5 m ²
3.06	LOŽNICE	15,9 m ²
3.07	KOUPELNA I	6,5 m ²
3.08	KOUPELNA II	5,7 m ²
5.01	SCHODIŠTĚ	2,5 m ²
UŽITNÁ PLOCHA BYTU		103,9 m ²
PODLAHOVÁ PLOCHA BYTU		106,8 m²
T.01	VENKOVNÍ TERASA ULICE	8,8 m ²
T.02	VENKOVNÍ TERASA ZAHŘADA	11,7 m ²
SKLAD NAD VSTUPEM		12,3 m ²
SKLEPNÍ KOJE		10,2 m ²
POČET PARKOVACÍCH STÁNÍ		1
<i>(s možností rozšíření o výškové stání)</i>		



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