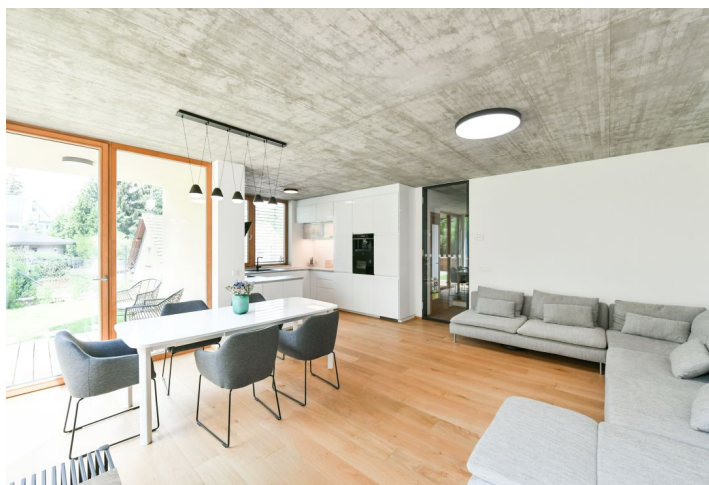
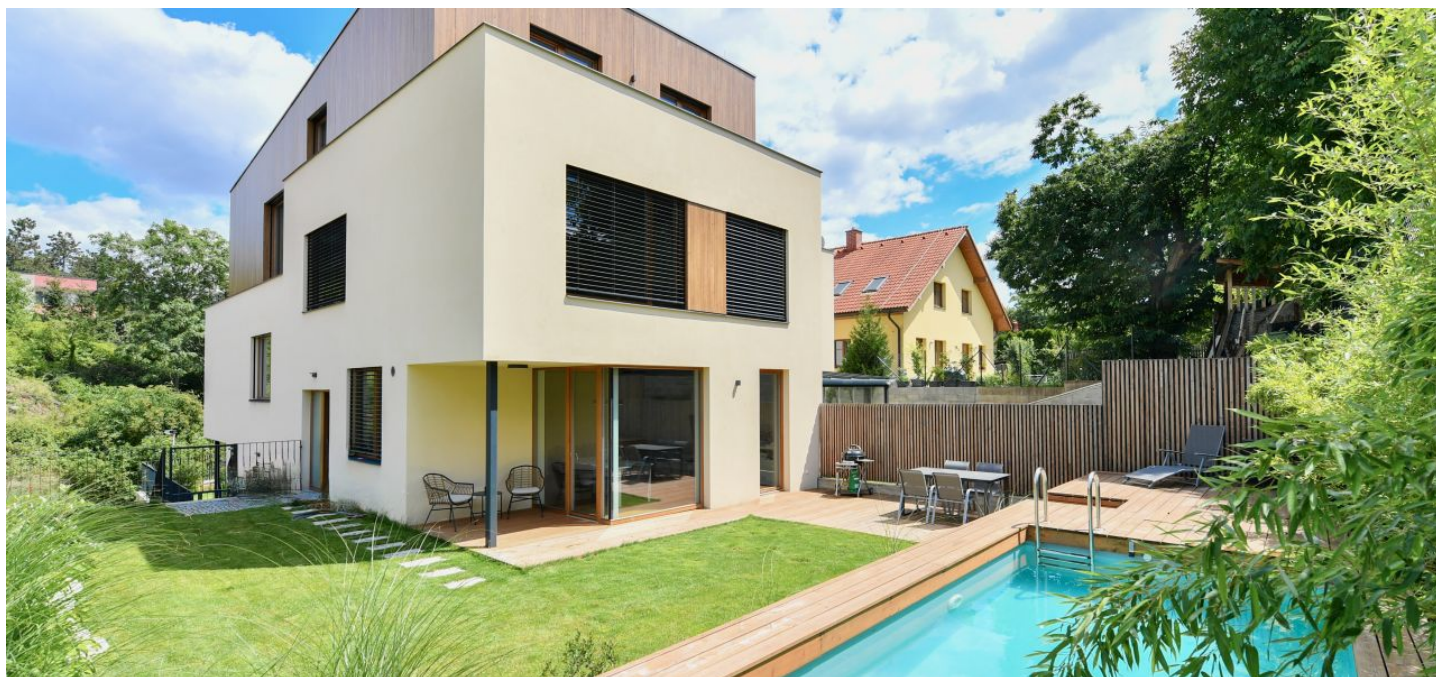




Apartment Three-bedroom (4+kk)

Sold

141.1 m², Prague 5, Motol, 5. máje





Apartment Three-bedroom (4+kk)

Sold141.1 m², Prague 5, Motol, 5. máje

Total area	180 m ²
Floor area*	141 m ²
Terrace	39 m ²
Garden	180 m ²
Parking	Two garage parking spaces at an extra cost.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39846

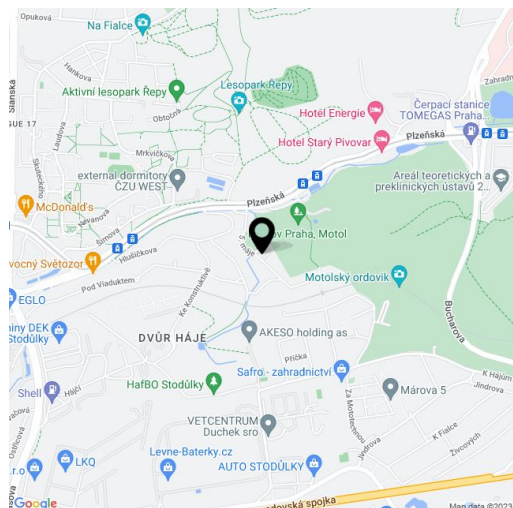
This garden apartment with the atmosphere of a family house and a private swimming pool is part of a boutique residential project designed by the SENAA architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only a 3-minute walk from a tram stop and a few minutes' drive from the Anděl center of Smíchov.

On the ground floor there is a living area with a preparation for a kitchen and access to a **small covered terrace and the larger open terrace and further to the pool**, a hall, and a bathroom with a preparation for a washing machine. Upstairs are 3 bedrooms, a second bathroom (with a bathtub and shower), and a staircase hall.

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 **2 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 136.1 m², terraces 25.6 m², 13.6 m² and 5.1 m², garden (incl. terrace) 180.2 m², pool 23.7 m², cellar 10.7 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.



Apartment Three-bedroom (4+kk)

141.1 m², Prague 5, Motol, 5. máje

Sold

DOMEK AMÉLIE

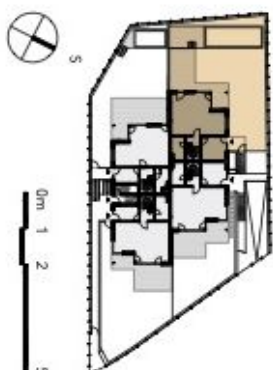
4+kk 136,1 m² MEZONET

1.01	VSTUPNÍ HALA	10,6 m ²
1.02	HALA	2,9 m ²
1.03	Hlavní obytný prostor	36,1 m ²
1.04	KOUPELNA	5,4 m ²
1.05	SKLAD	1,5 m ²
2.01	HALA	5,0 m ²
2.02	DĚTSKÝ POKOJ	14,5 m ²
2.03	LOŽNICE	19,4 m ²
2.04	DĚTSKÝ POKOJ	12,7 m ²
2.05	KOUPELNA	7,3 m ²
5.01	SCHODIŠTĚ	3,9 m ²
T.01	VENKOVNÍ TERASA - KRYTÁ	5,1 m ²

UŽITNÁ PLOCHA BYTU 124,4 m²

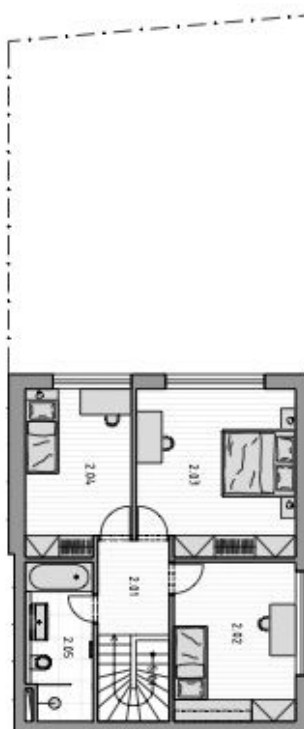
PODLAHOVÁ PLOCHA BYTU 136,1 m²

T.02	VENKOVNÍ TERASA	25,6 m ²
T.03	VENKOVNÍ TERASA	13,6 m ²
	CELKOVÁ PLOCHA ZAHRADY	180,2 m ²
	VČETNĚ TERAS	
	SKLEPNÍ KOLE	10,7 m ²
	POČET PARKOVACÍCH STÁNÍ	2

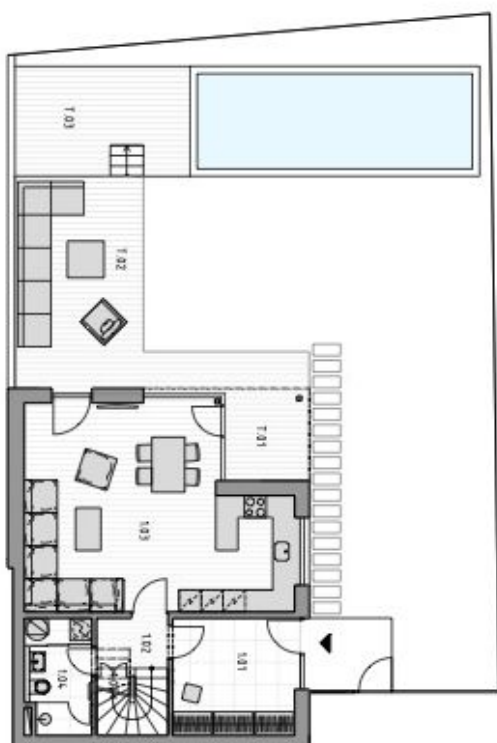


WWW.WLADUMMALCZ

2.NP



1.NP



VILA DŮM
RODINNÉ BYTLENÍ
SE ZAHRADAMI