



## Apartment Three-bedroom (4+kk)

Sold

104.4 m<sup>2</sup>, Praha 5, Motol, 5. máje





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Total area	123 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	Garage parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39850

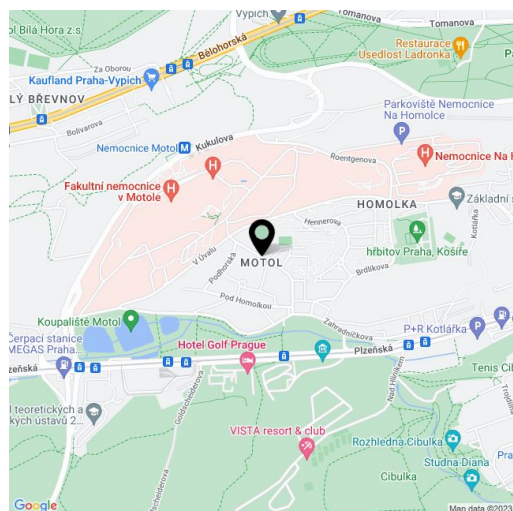
A unique offer of a penthouse with a green roof, which is a part of a boutique residential project designed by the SENAA architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only a 3-minute walk from a tram stop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

This penthouse on the **2nd floor** offers a large living room with a dining area, a preparation for a kitchen, and a **terrace with views** of the surrounding greenery, a hall, and a bathroom with a shower. Upstairs are 3 bedrooms, a second bathroom (with a bathtub and shower), and a staircase hall. Two of the bedrooms have **access to the terrace** facing the garden.

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 104.4 m<sup>2</sup>, terraces 11.4 m<sup>2</sup> and 7.4 m<sup>2</sup>, cellar 8.5 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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## PENTHOUSE FLORIAN

4+kk 104,4 m<sup>2</sup> 3.NP

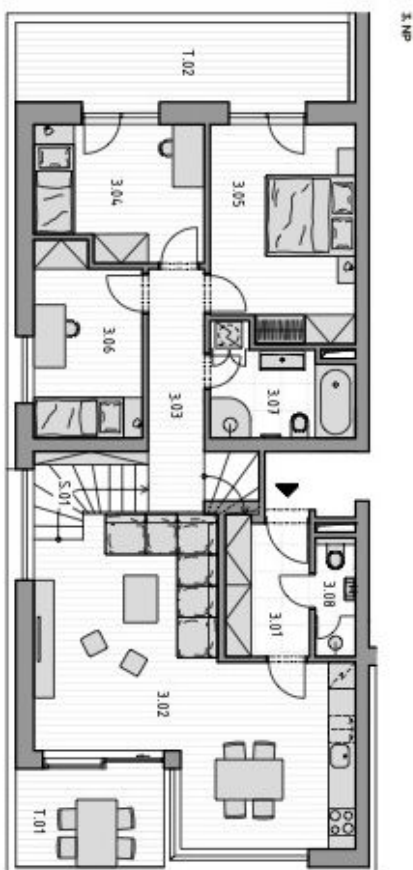
3.01	VSTUPNÍ HALA	5,8 m <sup>2</sup>
3.02	HLAVNÍ OBÝTNÝ PROSTOR	35,7 m <sup>2</sup>
3.03	HALA	8,0 m <sup>2</sup>
3.04	DĚTSKÝ POKOJ	11,4 m <sup>2</sup>
3.05	LOŽNICE	15,7 m <sup>2</sup>
3.06	DĚTSKÝ POKOJ	10,8 m <sup>2</sup>
3.07	KOUPELNA I	6,7 m <sup>2</sup>
3.08	KOUPELNA II	2,5 m <sup>2</sup>
5.01	SCHODIŠTĚ	4,2 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU		100,8 m <sup>2</sup>
PODLAHOVÁ PLOCHA BYTU		104,4 m <sup>2</sup>

T.01	VENKOVNÍ TERASA ULICE	7,4 m <sup>2</sup>
T.02	VENKOVNÍ TERASA ZAHŘADA	11,4 m <sup>2</sup>
	SKLAD NAD VSTUPEM	8,4 m <sup>2</sup>
	SKLEPNÍ KOJE	8,5 m <sup>2</sup>
	POČET PARKOVACÍCH STÁNÍ	1

(s možností rozšíření o výškové stání)



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VILA DŮM  
RODINNÉ BYTLENÍ  
SE ZAHŘADAMI