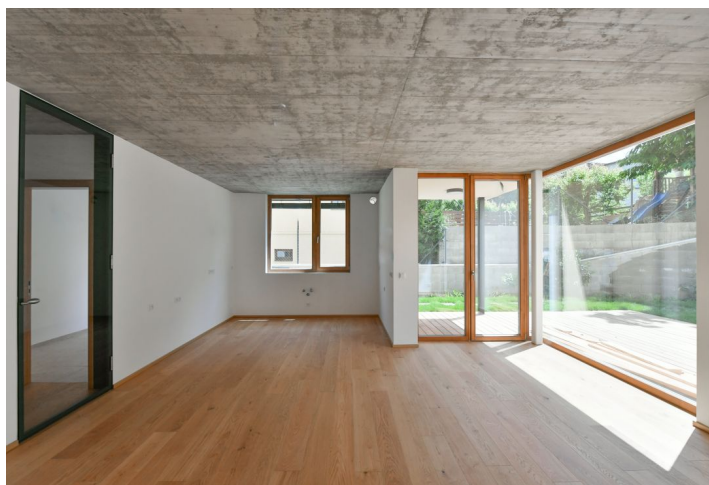
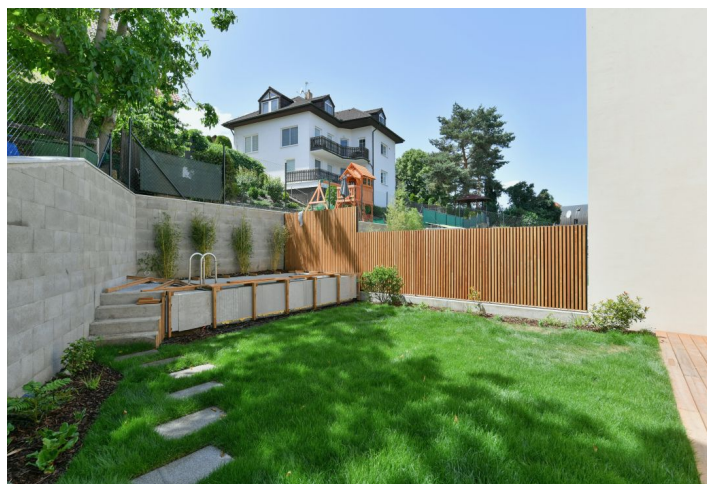




## Apartment Three-bedroom (4+kk)

Sold

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





## Apartment Three-bedroom (4+kk)

**Sold**124.4 m<sup>2</sup>, Praha 5, Motol, 5. máje

Total area	155 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Garden	136 m <sup>2</sup>
Parking	Two garage parking spaces at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39852

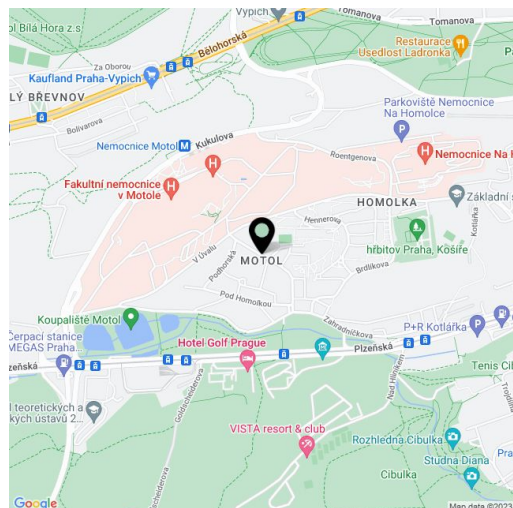
This garden apartment with the atmosphere of a family house and with a relaxing pool is part of a boutique residential project designed by the **SENAA** architectural studio. The recently completed villa stands on a quiet impassable street right next to a larch grove between several nature parks, only 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, a hall, and a bathroom. Upstairs are 3 bedrooms, a second bathroom, 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. There is a **relaxing pool** in the garden. 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 124.4 m<sup>2</sup>, terraces 27.5 m<sup>2</sup> and 2.7 m<sup>2</sup>, garden (incl. terraces) 136.1 m<sup>2</sup>, relaxing pool 11.3 m<sup>2</sup>, cellar 7.7 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.

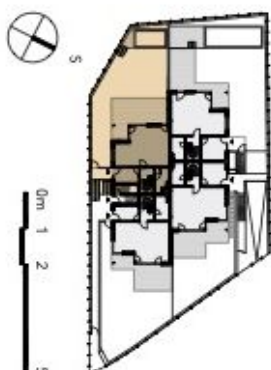


# Apartment Three-bedroom (4+kk)

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

Sold

WWW.WILLADUMMAJ.CZ

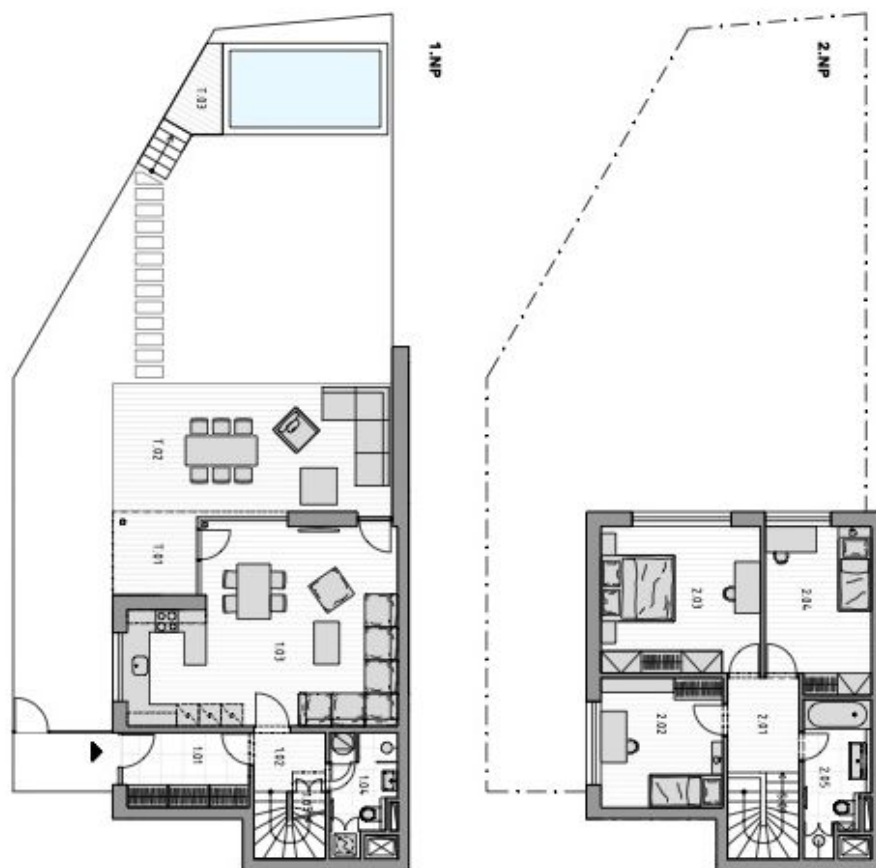


PODLAHOVÁ PLOCHA BYTU		124,4 m <sup>2</sup>
T.02	VENKOVNÍ TERASA	27,5 m <sup>2</sup>
T.03	VENKOVNÍ TERASA	2,7 m <sup>2</sup>
	CELKOVÁ PLOCHA ZAHRADY	136,1 m <sup>2</sup>
	VČETNĚ TERAS	
	SKLEPNÍ KÓJE	7,7 m <sup>2</sup>
	POČET PARKOVACÍCH STÁNÍ	2

1.01	VSTUPNÍ HALA	7,0 m <sup>2</sup>
1.02	HALA	3,2 m <sup>2</sup>
1.03	Hlavní obytný prostor	34,7 m <sup>2</sup>
1.04	KOUPELNA	5,1 m <sup>2</sup>
1.05	SKLAD	1,7 m <sup>2</sup>
2.01	HALA	5,0 m <sup>2</sup>
2.02	DĚTSKÝ POKOJ	11,8 m <sup>2</sup>
2.03	LOŽNICE	17,4 m <sup>2</sup>
2.04	DĚTSKÝ POKOJ	12,7 m <sup>2</sup>
2.05	KOUPELNA	6,5 m <sup>2</sup>
5.01	SCHODIŠTĚ	3,9 m <sup>2</sup>
T.01	VENKOVNÍ TERASA - KRYTÁ	4,6 m <sup>2</sup>
	UŽITNÁ PLOCHA BYTU	113,6 m <sup>2</sup>

## DOMEK ČÉLINE

4+kk 124,4 m<sup>2</sup> MEZONET



VILA DŮM  
RODINNÉ BYTLENÍ  
SE ZAHRADAMI