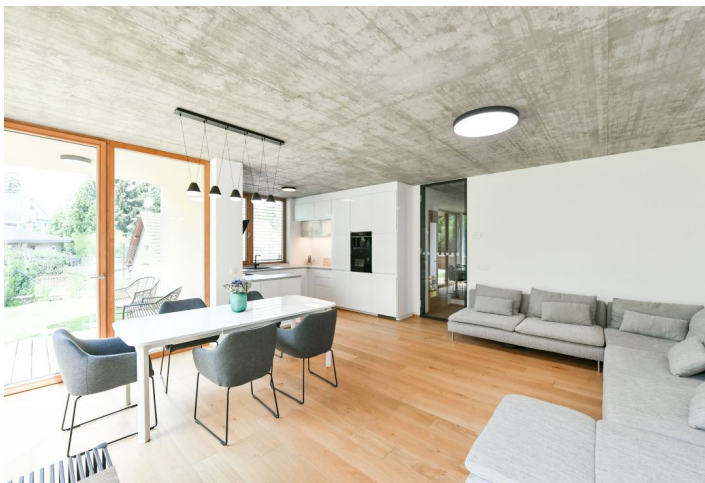




Apartment Three-bedroom (4+kk)

Sold

136 m², Prague 5, Motol, 5. máje





Apartment Three-bedroom (4+kk)

Sold136 m², Prague 5, Motol, 5. máje

Total area	180 m ²
Floor area	136 m ²
Terrace	44 m ²
Garden	180 m ²
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43094

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 villa is built 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.

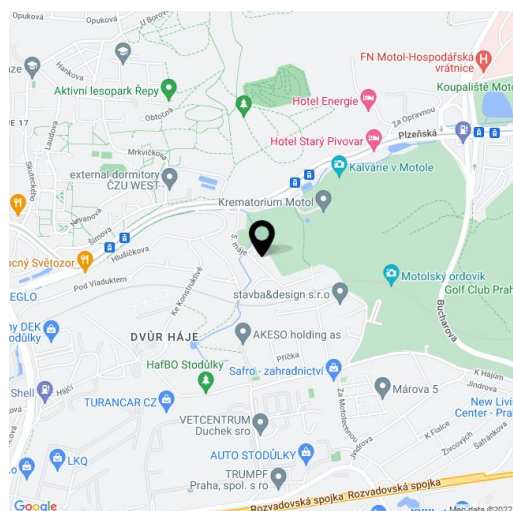
On the ground floor, there is a living room with a relaxation area, dining room, and kitchen, as well as an entrance hall and a bathroom with a connection for a washing machine. The living room has access to a **small covered terrace and a larger open terrace as well as to the pool and garden**. Upstairs are 3 bedrooms, a second bathroom (with a bathtub and shower), and a staircase hall.

The facilities include **oak floors**, elegant **oak staircases**, insulated triple-glazed **wooden windows** (with electrically operated **external blinds** in the bedrooms), **Sapeli Elegant** rebate-free doors with magnetic locks, larch wood on the terrace, 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**. The swimming pool with a cover is heated by a heat pump.

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.

Usable area 190 m², of which floor area is 136.1 m² and 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.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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136 m², Prague 5, Motol, 5. máje

WWW.WILLADUMMAJ.CZ

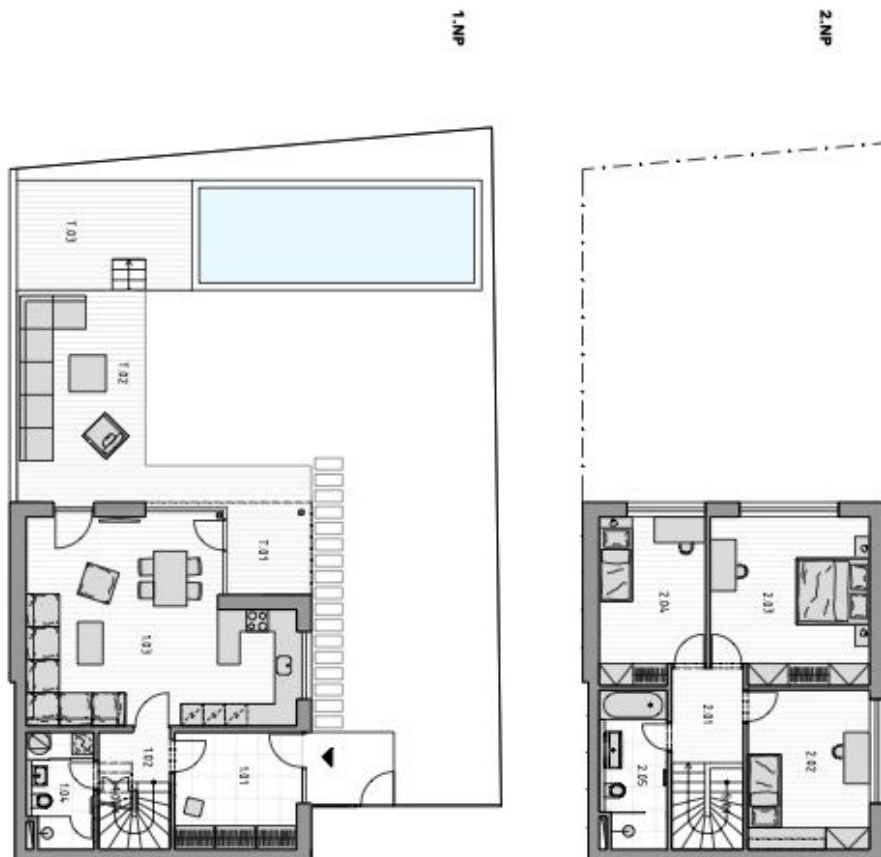


PODLAHOVÁ PLOCHA BYTU		136,1 m ²
T.02	VENKOVNÍ TERASA	25,6 m ²
T.03	VENKOVNÍ TERASA	13,6 m ²
	CELKOVÁ PLOCHA ZAHRADY VČETNĚ TERAS	180,2 m ²
	SKLEPNÍ KOLE	10,7 m ²
	POČET PARKOVACÍCH STÁNÍ	2

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

4+kk	136,1 m ²	MEZONET
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DOMEK AMÉLIE



VILA DŮM
RODINNÉ BYTLENÍ
SE ZAHRADAMI