



Apartment Four-bedroom (5+kk)

Rented

166 m², Prague 5, Hlubočepy, Pod Ateliéry





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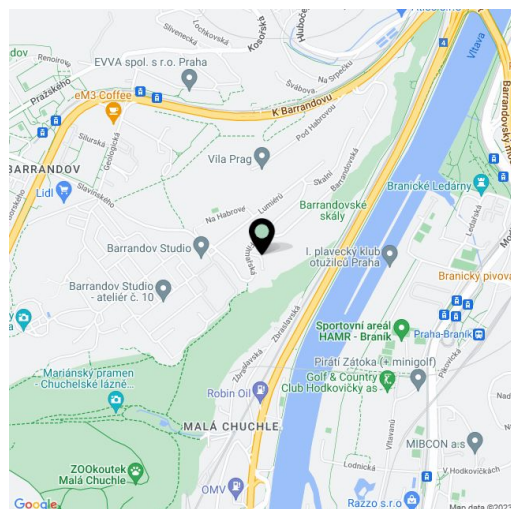
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Total area	251 m²
Floor area*	166 m²
Terrace	85 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	-
PENB	B
Reference number	31757
Available from	Immediately

This impressive, high-standard unfurnished 3-bedroom 2-bathroom penthouse with an 85 sq. m. terrace and stunning views of Prague is part of the boutique Barrandovská zahrada project. Set in an attractive residential part of old Barrandov, this energy-efficient residence combines contemporary architecture and an innovative design with the many benefits of a family home. Its large plot, completely surrounded by tall trees, has been transformed into several private gardens followed by common areas incl. a children's playground, a gazebo with stunning views of the Vltava River valley, and space for a campfire ring. The plot is directly adjacent to the top part of the Barrandov Rocks, adjacent to the vast Chuchelský háj grove. Complete amenities are just a stone's throw away, as well as a public transport stop and connections to important main roads and highways.

The fourth floor apartment offers a huge living room with a fully fitted open plan kitchen, a dining area, and lovely far-reaching views, a master bedroom with an en-suite bathroom (walk-in shower, toilet), 2 children's bedrooms, a shared bathroom (bathtub, walk-in shower, toilet), a small bedroom/study, an additional separate toilet, a utility room, and an entrance hall. All rooms have access to the **terrace** that wraps around three sides of the apartment.

High-quality equipment, built-in wardrobes in all bedrooms and the hall, top quality **hardwood floors**, large-format tiles, doors with concealed hinges, floor-to-ceiling windows, central heating, underfloor heating in the bathrooms, induction cooktop, dishwasher, microwave oven, **cellar**, elevator. **Two garage parking spaces** are available (included). Deposit for common building charges and water CZK 7,000/month. Electricity is billed separately. Available from September 2022.



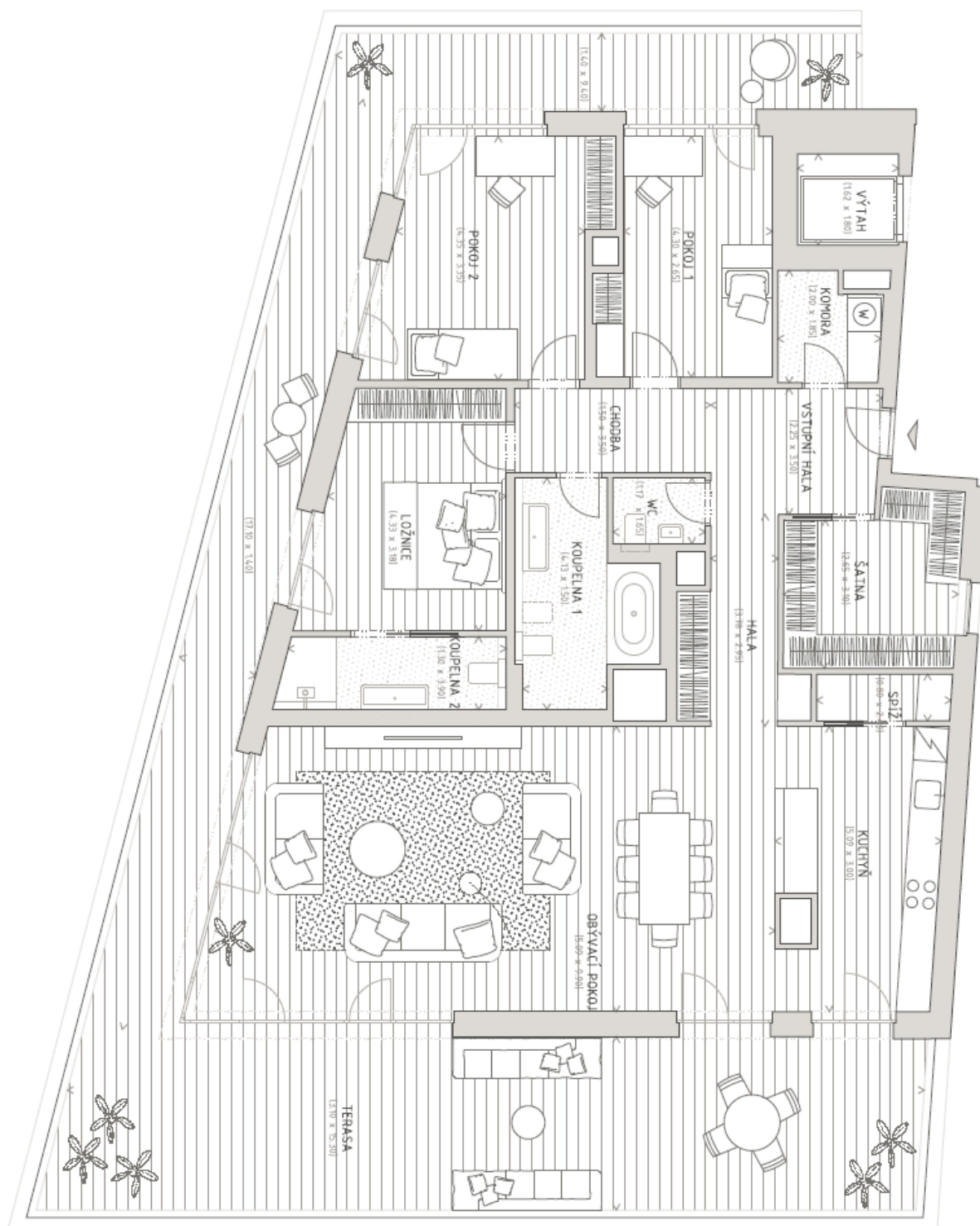
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTÍ

Název	Plocha (m2)	Podlaha
VSTUPNÍ HALA	7,90	dřevěná
CHODBA	5,30	dřevěná
HALA	5,20	dřevěná
OBÝVACÍ POKOJ	48,30	dřevěná
KUCHYŇ	15,30	dřevěná
KOMORA	3,40	keramická
ŠATNA	9,10	dřevěná
SPÍŽ	2,00	dřevěná
POKOJ 1	12,40	dřevěná
POKOJ 2	16,00	dřevěná
KOUPELNA 1	7,90	keramická
WC	1,90	keramická
LOŽNICE	14,10	dřevěná
KOUPELNA 2	5,20	keramická
ČISTÁ PODLAHOVÁ PLOCHA	154,00	
PODLAHOVÁ PLOCHA K ZASTAVĚNÍ	166,40	
VENKOVNÍ PLOCHY		
TERASA	84,50	dřevěný rošt
OSTATNÍ		
SKLEP	2,80	stěrka