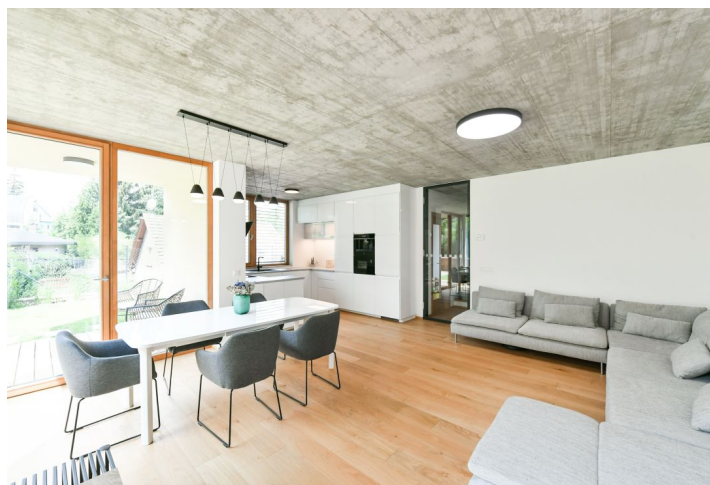
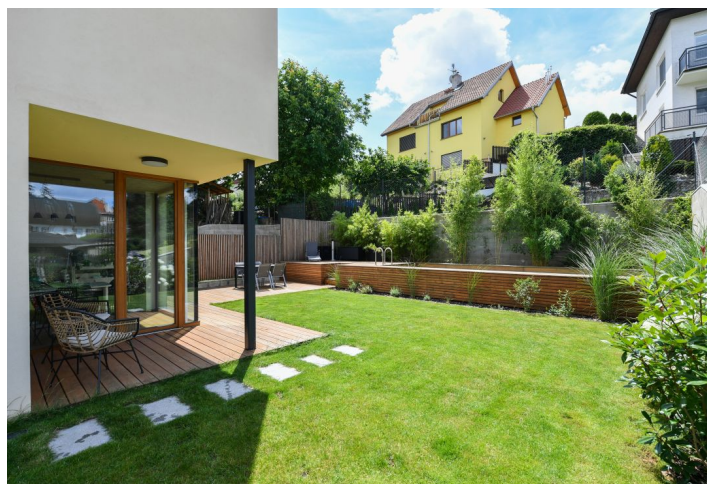
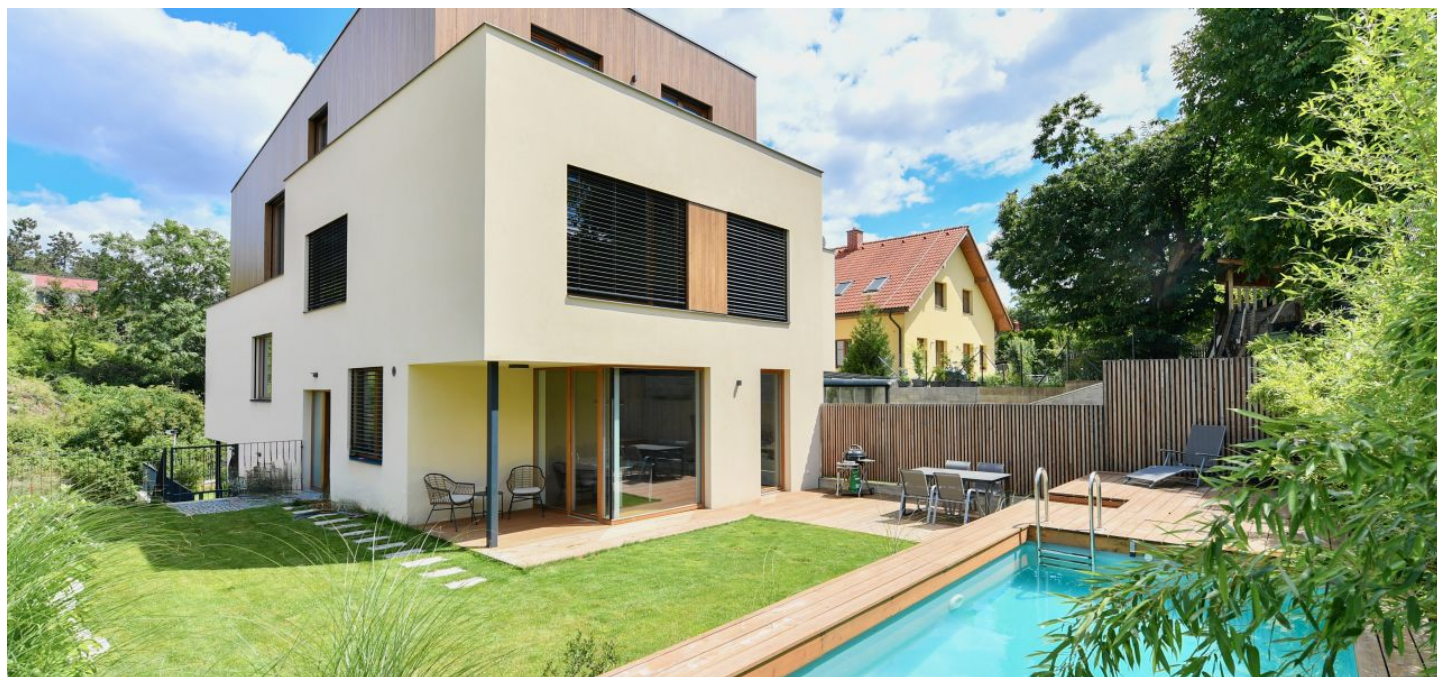




## Apartment Three-bedroom (4+kk)

**Sold**

136 m<sup>2</sup>, Prague 5, Motol, 5. máje







## Apartment Three-bedroom (4+kk)

**Sold**136 m<sup>2</sup>, Prague 5, Motol, 5. máje

Total area	180 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Garden	180 m <sup>2</sup>
Parking	1 000 000 CZK
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.

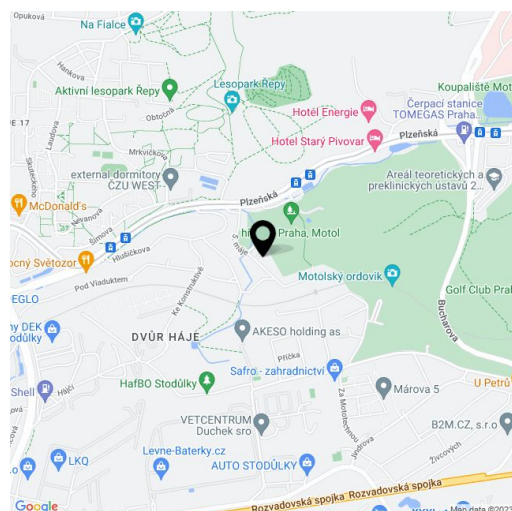
On the ground floor, there is a living room with a relaxation area, dining room, and kitchen, as well as an entrance hall and a bathroom with a connection for a washing machine. The living room has access to a **small covered terrace and a larger open terrace as well as to the pool and garden**. Upstairs 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 m<sup>2</sup>, of which floor area is 136.1 m<sup>2</sup> and terraces 25.6 m<sup>2</sup>, 13.6 m<sup>2</sup> and 5.1 m<sup>2</sup>, garden (incl. terrace) 180.2 m<sup>2</sup>, pool 23.7 m<sup>2</sup>, cellar 10.7 m<sup>2</sup>.

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



\* 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)

Sold

136 m², Prague 5, Motol, 5. máje

DOMEK AMÉLIE

4+kk 136,1 m² MEZONET

1.01	VSTUPNÍ HALA	10,6 m²
1.02	HALA	2,9 m²
1.03	HLAVNÍ OBÝTNÝ PROSTOR	36,1 m²
1.04	KOUPELNA	5,4 m²
1.05	SKLAD	1,5 m²

2.01	HALA	5,0 m²
2.02	DĚTSKÝ POKOJ	14,5 m²
2.03	LOŽNICE	19,4 m²
2.04	DĚTSKÝ POKOJ	12,7 m²
2.05	KOUPELNA	7,3 m²

5.01	SCHODIŠTĚ	3,9 m²
T.01	VENKOVNÍ TERASA - KRYTÁ	5,1 m²

UŽITNÁ PLOCHA BYTU 124,4 m²

PODLAHOVÁ PLOCHA BYTU 136,1 m²

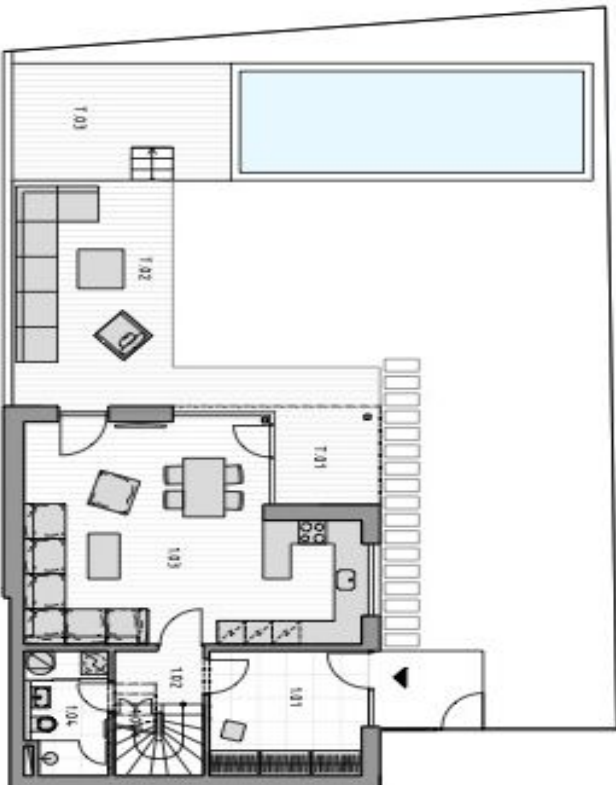
T.02	VENKOVNÍ TERASA	25,6 m²
T.03	VENKOVNÍ TERASA	13,6 m²
	CELKOVÁ PLOCHA ZAHRADY	180,2 m²
	VČETNĚ TERAS	
	SKLEPNÍ KOJE	10,7 m²
	POČET PARKOVACÍCH STÁNÍ	2



2.NP



1.NP



WWW.VILADUMMAJ.CZ

VILA DŮM  
RODINNÉ BYTLINÍ  
MAJ SE ZAHRADAMI