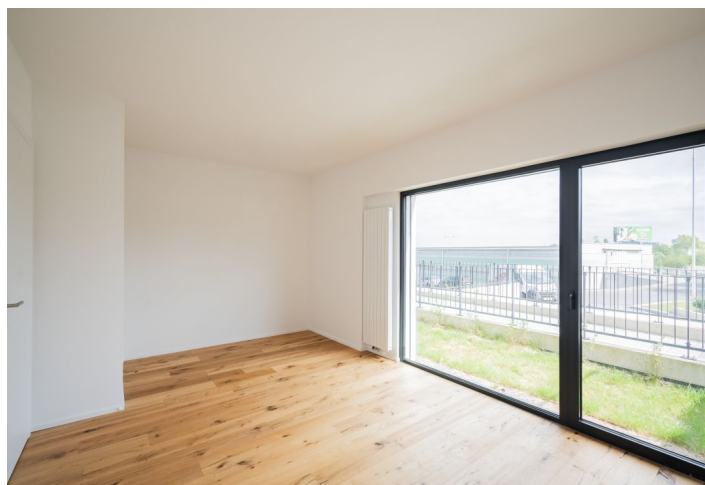




Apartment Two-bedroom (3+kk)

€ 545 933 | CZK 13 490 000

85.69 m², Prague 5, Barrandov, Kurandové





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€ 545 933 | CZK 13 490 000

85.69 m², Prague 5, Barrandov, Kurandové

Total area	93 m²
Floor area*	86 m²
Loggia	7 m²
Garden	64 m²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	102964

This newly built, bright and airy apartment with a loggia and garden is part of the Barrandez-vous residential project with a timeless architectural style, quality home equipment, energy-efficient consumption, and, above all, a completely new park created by the renowned Flera garden studio.

The area of the unit on the ground floor consists of a living room with a preparation for a kitchen, one bedroom with access to the garden towards the street, the second bedroom with a loggia, 2 bathrooms, a walk-in closet, and a foyer. The living room has access to the loggia and to the second garden overlooking the park.

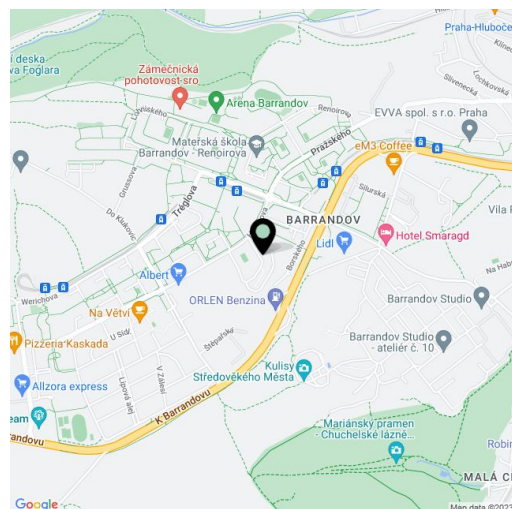
The interior is completed to a quality standard including **large-format windows, three-layer wooden floors**, wooden grate loggia surface, large-format tiles, designer sanitary ware from the leading manufacturers, a security entrance door, interior doors. **A garage parking space and cellar at extra cost.**

The project is part of the Barrandov district with its **full range of services**. In the immediate vicinity, there is a kindergarten and elementary school, supermarkets, a post office, a drugstore, a restaurant, a clinic, a pharmacy, or ATMs. It is about a **5-minute walk to a tram stop**, and a bus stop is even closer. The ride to the Smíchovské nádraží metro station takes less than 10 minutes by tram. For trips by car, there is a good connection to the Prague Ring Road and the Southern Junction. The neighborhood is made more pleasant by the proximity of two large parks: the **Prokopské and Dalejské valleys** on the one hand and the **Radotín-Chuchelský grove** on the other.

Floor area 85.69 m², loggia 7.19 m², gardens 49,79 + 13,97 m².

For a complete list of units, contact our office.

* 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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BYT J.01

3+KK / 1.NP

01	chodba	5,07 m²
02	obývací pokoj	13,63 m²
03	kuchyň	11,67 m²
04	pokoj	18,03 m²
05	ložnice	18,07 m²
06	koupelna	5,20 m²
07	šatna	3,04 m²
08	koupelna	2,59 m²
Podlahová plocha bytu		79,75 m²
Prodejní plocha bytu*		85,69 m²
09	lodžie	7,19 m²
10	zahrada do parku	49,79 m²
11	zahrada do ulice	13,97 m²

1.NP



SITUACE

