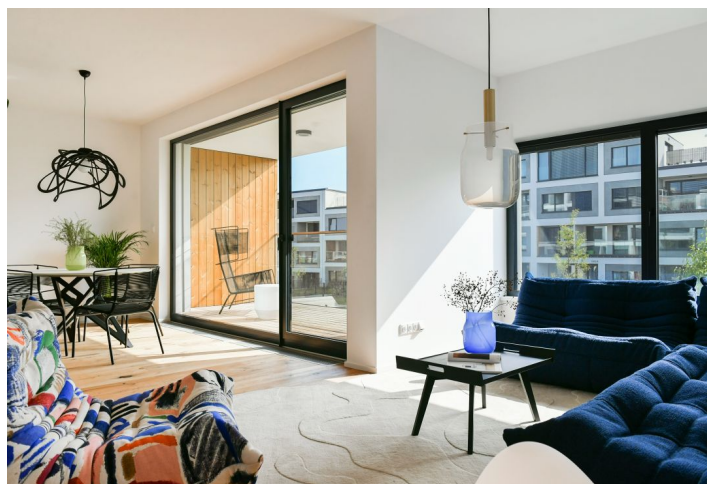




Apartment Two-bedroom (3+kk)

85.68 m², Prague 5, Hlubočepy, Kurandové

€ 564 549 | CZK 13 950 000





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85.68 m², Prague 5, Hlubočepy, Kurandové

Total area	91 m²
Floor area*	86 m²
Loggia	5 m²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	102965

This newly built, bright and airy apartment with a sunny loggia 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 1st floor consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, and a foyer. The living room has access to a **southeast loggia overlooking the park**.

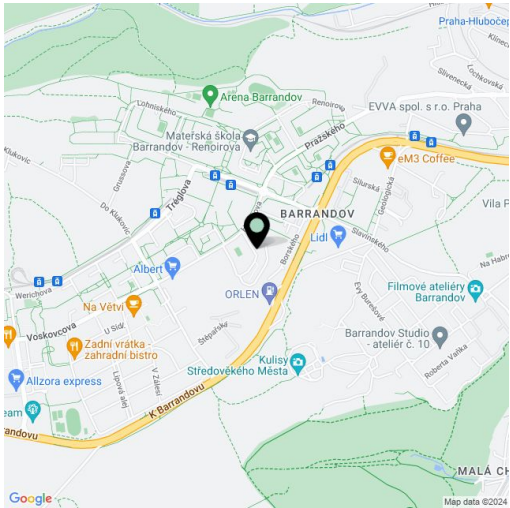
The interior is completed to a quality standard including **large-format windows, three-layer wooden floors**, wooden grate loggia surface, large-format tiles, designer sanitary ware from the leading manufacturers, a security entrance door, interior doors. **A garage parking space and cellar at extra 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 85.68 m²., loggia 5.1 m².

For a complete list of units, contact our office.

The photo with furniture is of an already completed unit in the project.



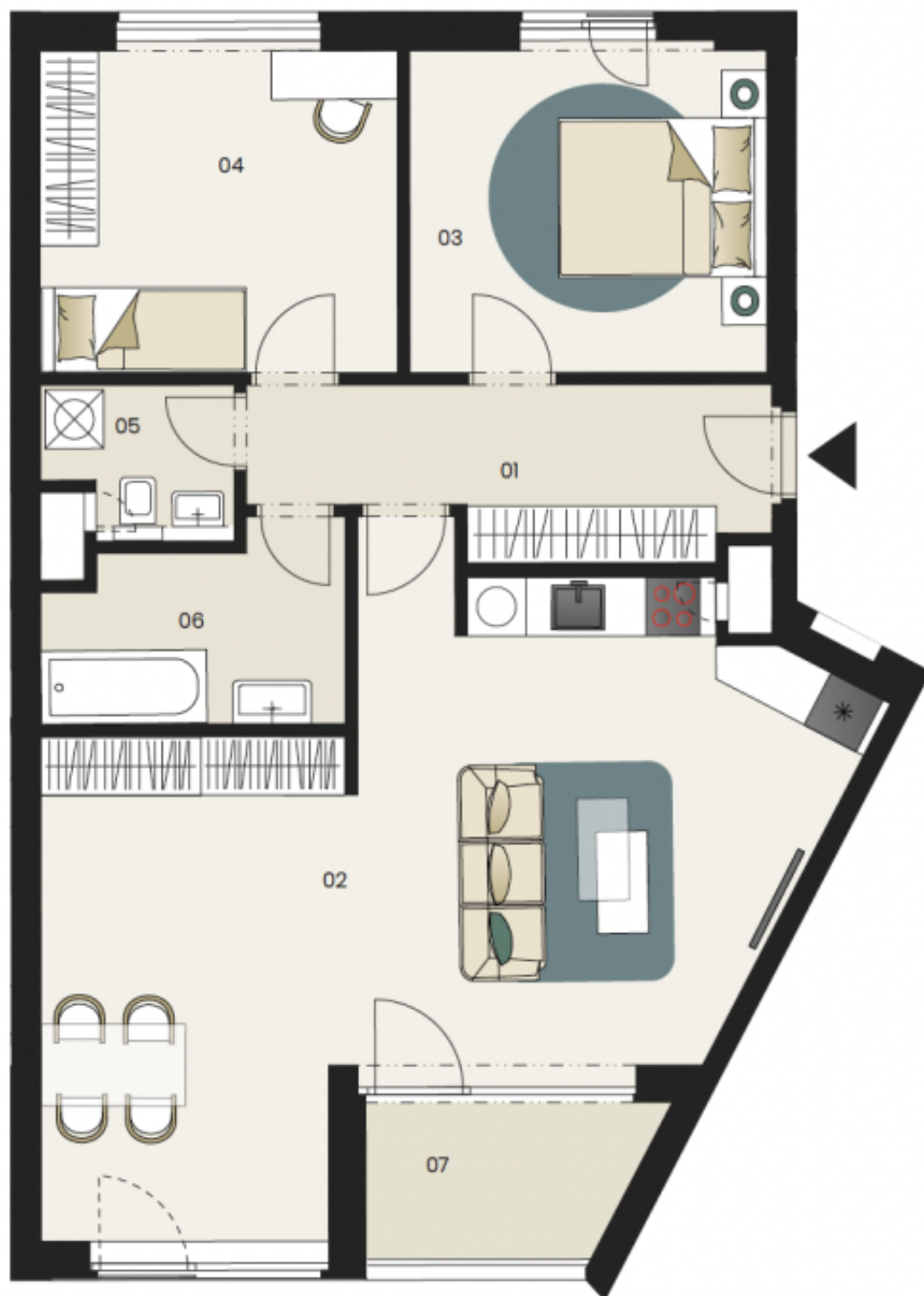
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT S.36

3+KK / 2.NP

01	chodba	8,40 m²
02	obývací pokoj + kk	39,50 m²
03	ložnice	12,50 m²
04	ložnice	12,30 m²
05	wc	2,60 m²
06	koupelna	5,50 m²
Podlahová plocha bytu		80,10 m²
Prodejní plocha bytu*		85,68 m²
07	lodžie	5,10 m²

2.NP



SITUACE

