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Apartment Three-bedroom (4+kk)

Rented

120 m², Prague 5, Hlubočepy, Pod Ateliéry











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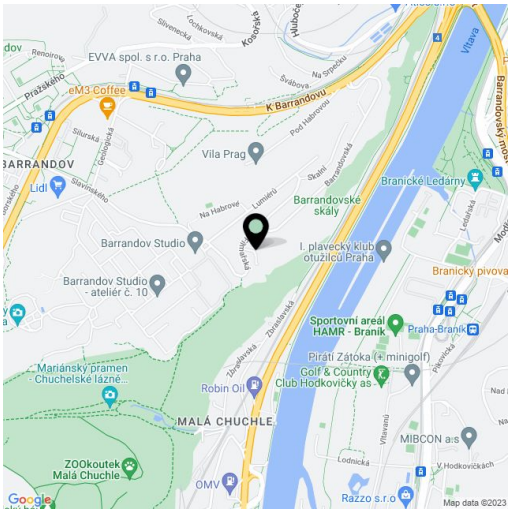
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Total area	130 m²
Floor area*	120 m²
Terrace	10 m²
Garden	76 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32801
Available from	Immediately



* 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.

This is a high standard, semi furnished 3-bedroom 2-bathroom apartment with elegant design features, a 76 m² private piece of garden, a 10 m² terrace and stunning views of Prague and the surrounding greenery, part of the intimate project Barrandovská zahrada. Set in the attractive residential area of the old Barrandov, the low energy residence combines contemporary architecture and innovative design with the many benefits of a family home. The large plot, completely surrounded by tall trees, has been transformed into several private gardens followed by common areas incl. a children's playground, gazebo with stunning views of the Vltava River valley, and a campfire ring. The plot is directly adjacent to the top part of the Barrandov rocks, followed by the vast Chuchelský háj grove. However, complete amenities are just a stone's throw away, as well as a public transport stop and connections to the main roads and highways.

The timeless interior was designed by the Atelier Kunc Architects studio. The fourth floor apartment offers a comfortable living room with a fully fitted open plan kitchen, a dining area and a **terrace** offering lovely views, a master bedroom with an en-suite bathroom (walk-in shower, toilet), 2 children's bedrooms, a family bathroom (bathtub, toilet), a utility room, and an entrance hall.

High quality equipment, **marble** and **travertine** features, built-in wardrobes in the master bedroom and the hall, **oak hardwood floors**, tiles, security entry door, interior doors with concealed hinges, central heating, underfloor heating, washer, dryer, induction cooktop, dishwasher, vacuum cleaner, TV, video entry phone, alarm, **cellar**, lift. The apartment can be fully furnished at a higher rent. **Two garage parking spaces** are available (included). Service charges, water and heating bills plus garden maintenance: approx. CZK 5000/month. Electricity is billed separately.

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