



## Apartment Two-bedroom (3+kk)

€ 494 221 | CZK 12 400 000

85.71 m², Prague 5, Barrandov, Kurandové





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Total area	93 m²
Floor area*	86 m²
Loggia	7 m²
Garden	78 m²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	40264

This newly built, bright and airy apartment with a 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 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.

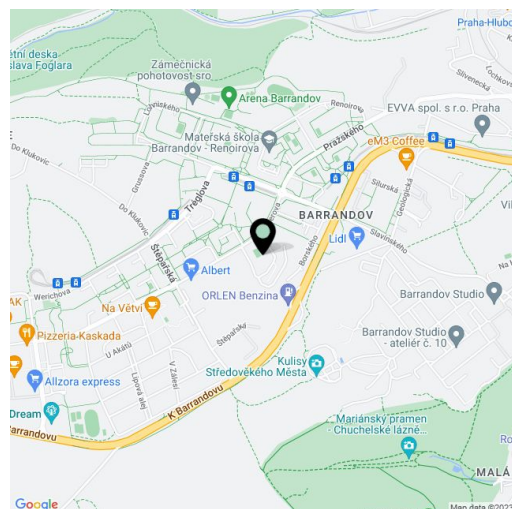
The interior is completed to a quality standard including **large-format windows, three-layer wooden floors**, wooden grate loggia surface, large-format tiles, designer sanitary ware from the leading manufacturers, a security entrance door, and interior doors. **A garage parking space and cellar at extra 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 85.71 m², loggia 7.22 m², gardens 65.32 + 12.85 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.



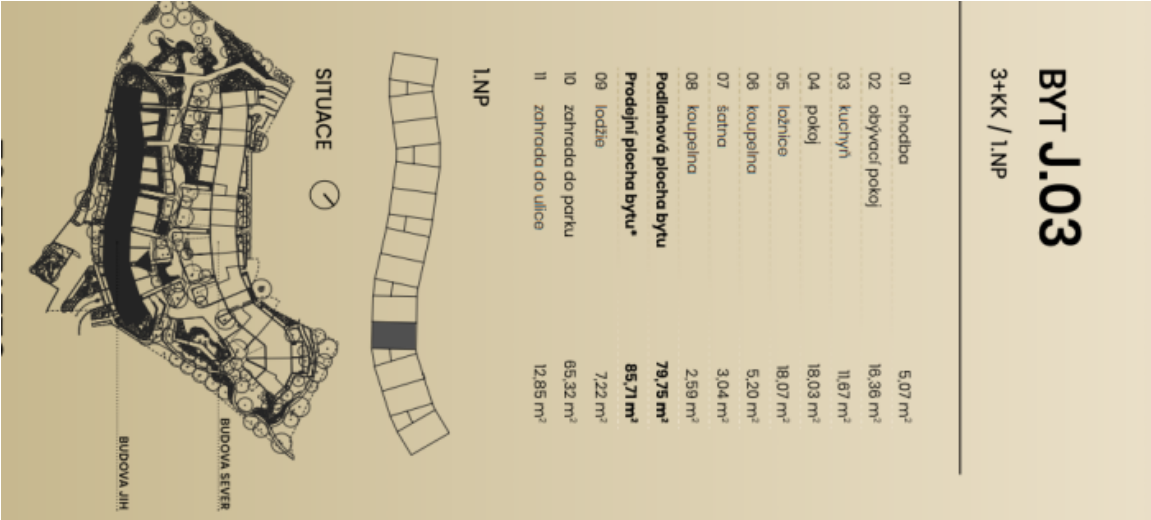




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1 cm = 100 cm | tisk na A3

