



**HOUSE TYPE A3**

Total area	347,1 m <sup>2</sup>
Garage/parking area	42,8 m <sup>2</sup>
Floor area*	304,3 m <sup>2</sup>
Usable floor area	285,3 m <sup>2</sup>
Accessible terrace floor	73,9 m <sup>2</sup>
Land**	257,0 m <sup>2</sup>
Number of parking spots	2 ×

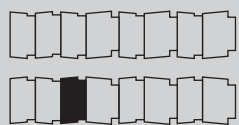
**Sunken ground floor 96,9 m<sup>2</sup>**

A1 utility room	12,3 m <sup>2</sup>
A2 entryway	4,9 m <sup>2</sup>
A3 hallway	12,3 m <sup>2</sup>
A4 storeroom	5,0 m <sup>2</sup>
A5 versatile space	62,4 m <sup>2</sup>
staircase	0,0 m <sup>2</sup>

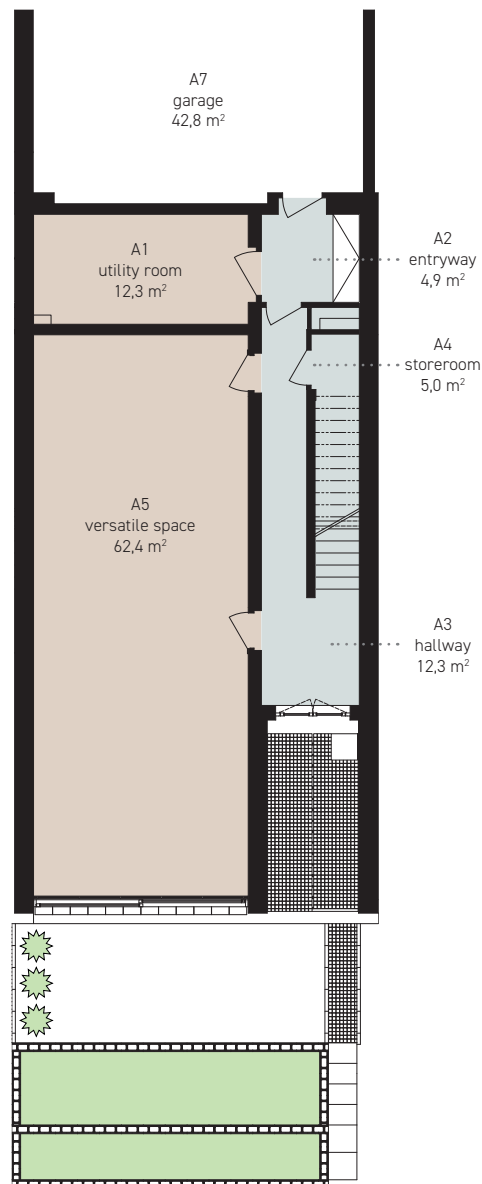
**Other areas 42,8 m<sup>2</sup>**

A7 garage	42,8 m <sup>2</sup>
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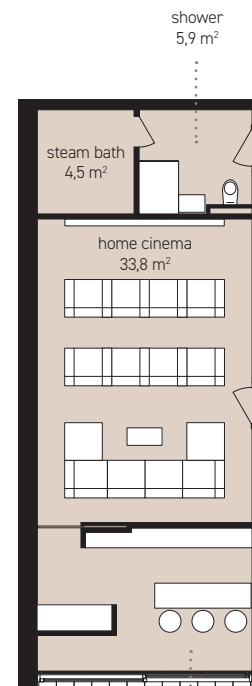
**In total 139,7 m<sup>2</sup>**



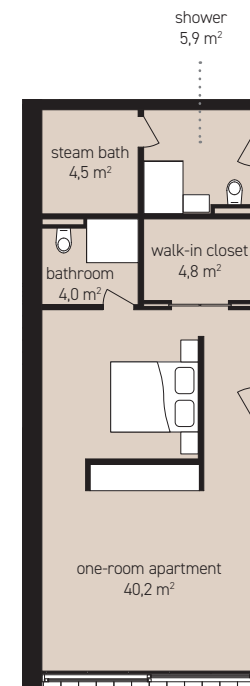
Sunken G.F.



**Option whirlpool and fitness**



**Option cinema**



**Option one-room apartment**

\*According to the Czech Government Decree No. 366 of 2013, Article 3. \*\*Including the built-up area and the land that is to become part of the land plot No. 874/7.

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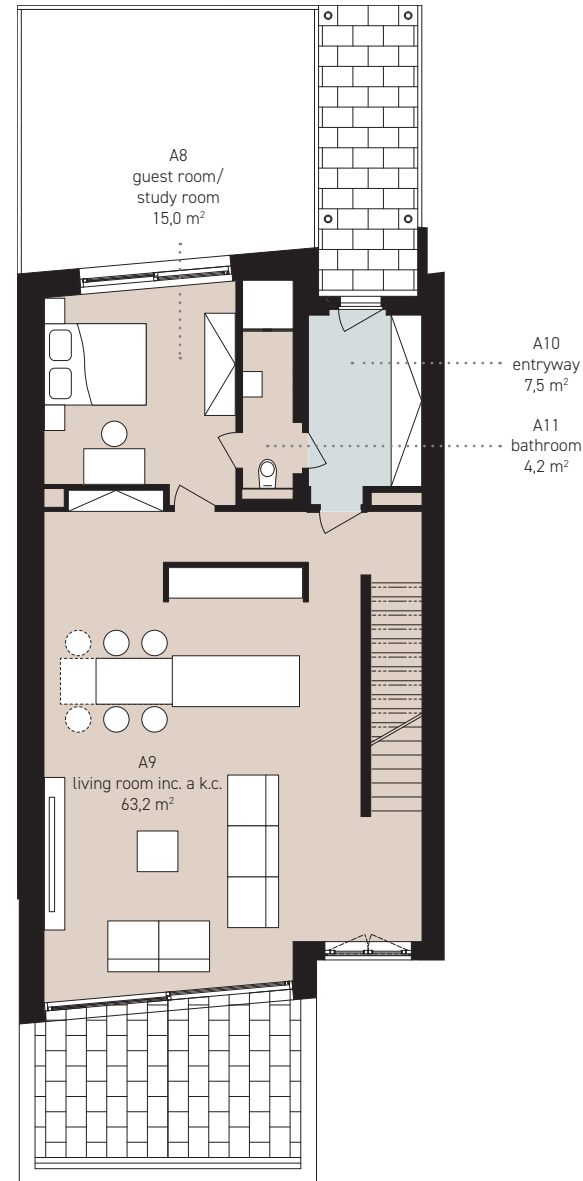
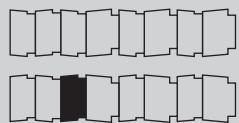
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Land**	257,0 m <sup>2</sup>
Number of parking spots	2 ×

**Ground floor 89,9 m<sup>2</sup>**

A8 guest room/ study room	15,0 m <sup>2</sup>
A9 living room inc. a k.c.	63,2 m <sup>2</sup>
A10 entryway	7,5 m <sup>2</sup>
A11 bathroom	4,2 m <sup>2</sup>
staircase	0,0 m <sup>2</sup>

**Other areas 20,1 m<sup>2</sup>**

accessible terrace	20,1 m <sup>2</sup>
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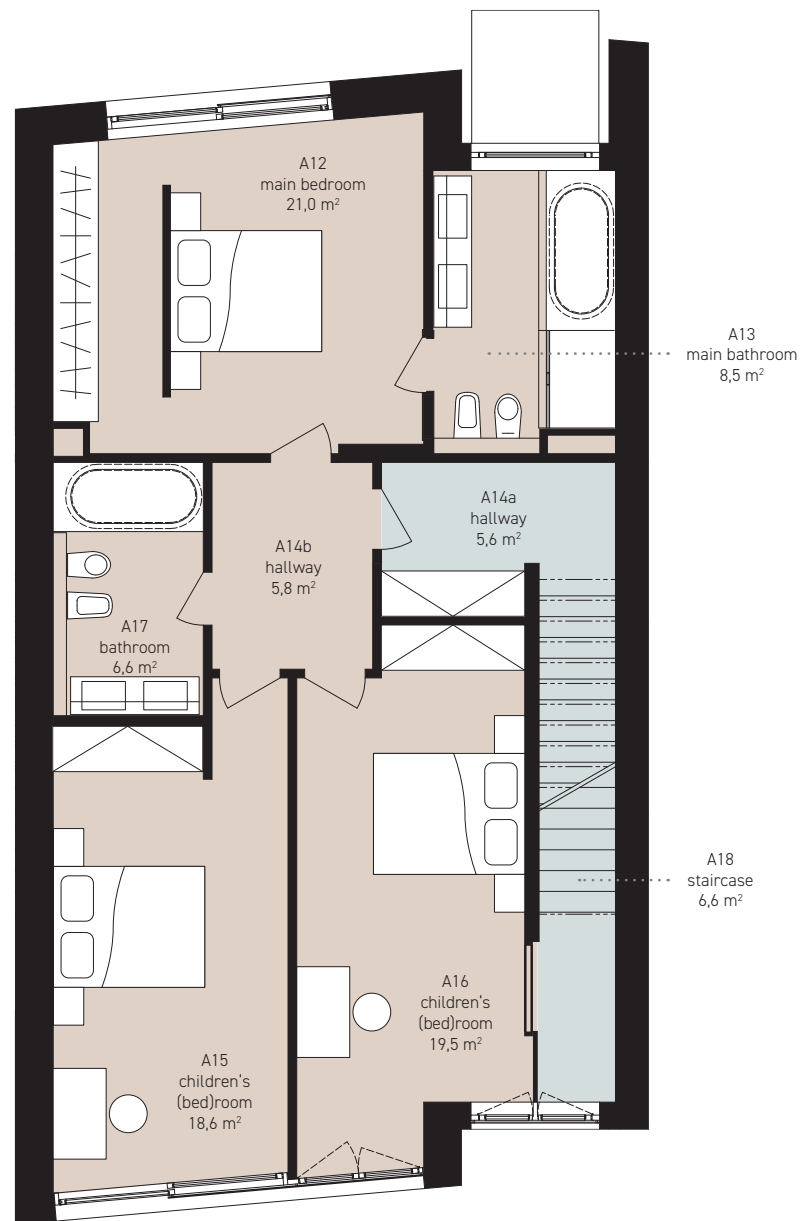
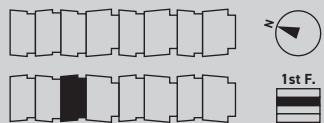


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Land**	257,0 m <sup>2</sup>
Number of parking spots	2 ×

**1st floor / first floor 92,2 m<sup>2</sup>**

A12 main bedroom	21,0 m <sup>2</sup>
A13 main bathroom	8,5 m <sup>2</sup>
A14a hallway	5,6 m <sup>2</sup>
A14b hallway	5,8 m <sup>2</sup>
A15 children's (bed)room	18,6 m <sup>2</sup>
A16 children's (bed)room	19,5 m <sup>2</sup>
A17 bathroom	6,6 m <sup>2</sup>
A18 staircase	6,6 m <sup>2</sup>



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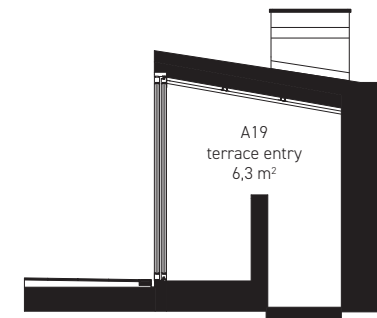
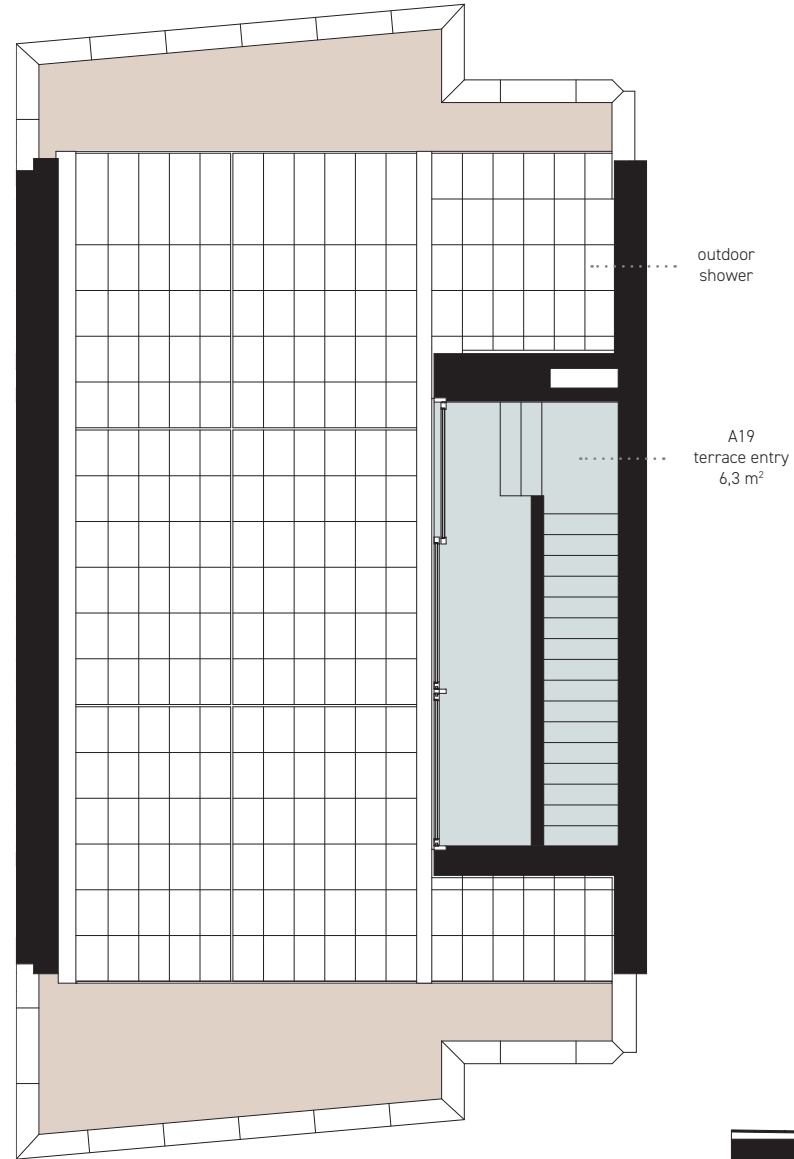
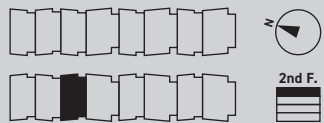


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**2nd floor**

A19 terrace entry	6,3 m <sup>2</sup>
accessible terrace including outdoor shower	53,8 m <sup>2</sup>
terrace pebble stone (kačírek)	20,6 m <sup>2</sup>
staircase	0,0 m <sup>2</sup>



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