



# AURA

BYDLENÍ STATENICE



## VILLA MODERN

DL13 | 5+1 | 199 m<sup>2</sup>

pozemek 822 m<sup>2</sup>



dispozice  
disposition | **5+1**

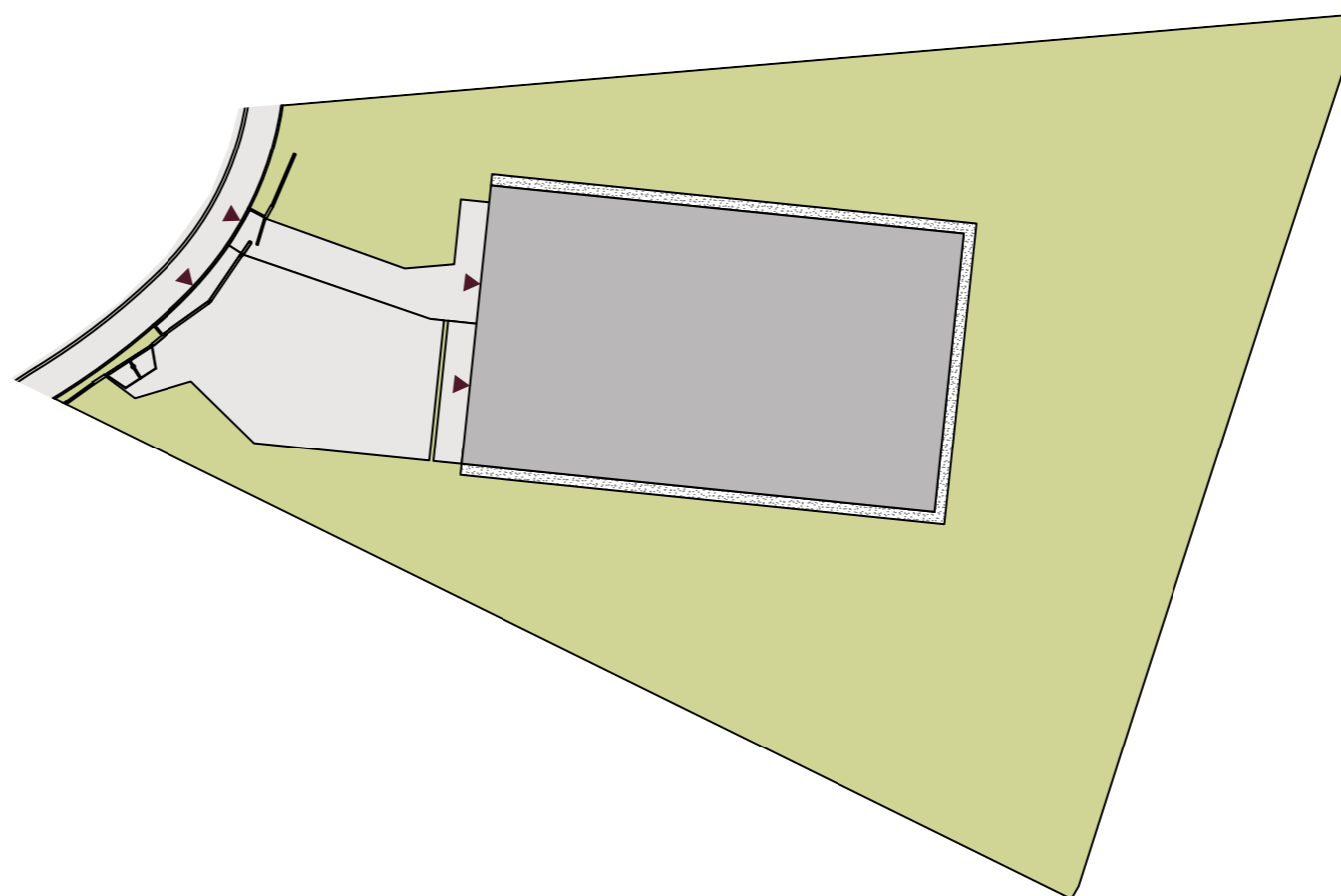
užitná plocha domu  
usable floor area | **198,8 m<sup>2</sup>**

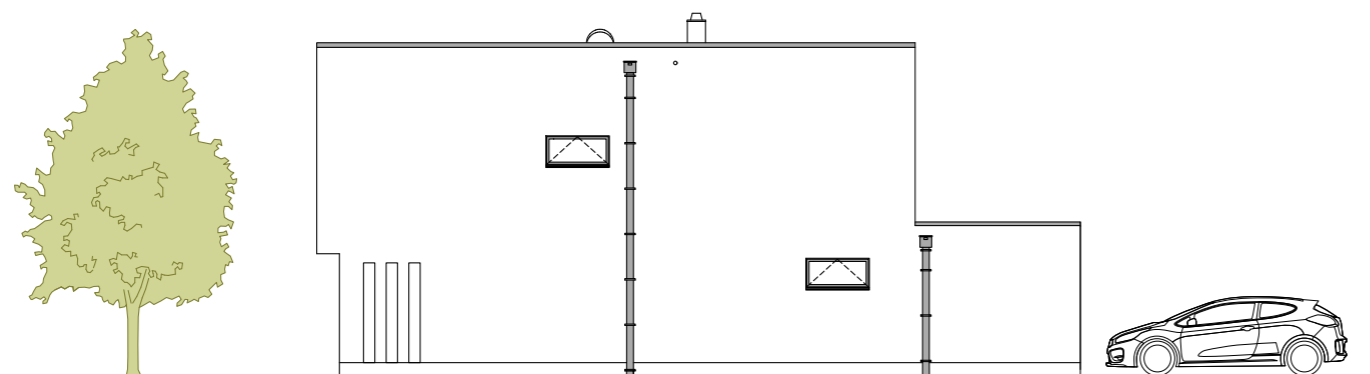
zastavěná plocha  
built-up area | **137,5 m<sup>2</sup>**

pozemek  
plot | **822 m<sup>2</sup>**

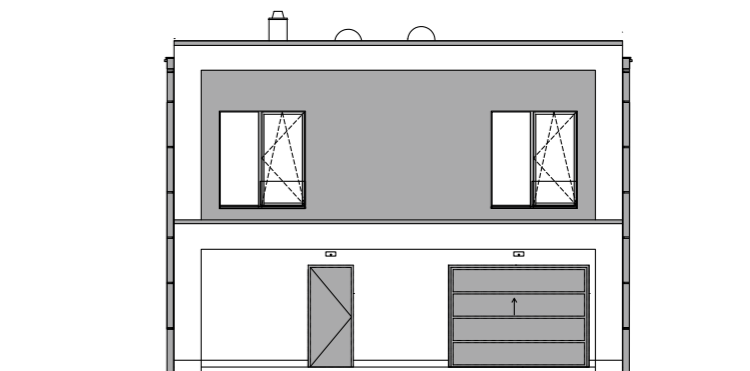
zahrada  
garden | **684,5 m<sup>2</sup>**

## SITUACE – 1. ETAPA

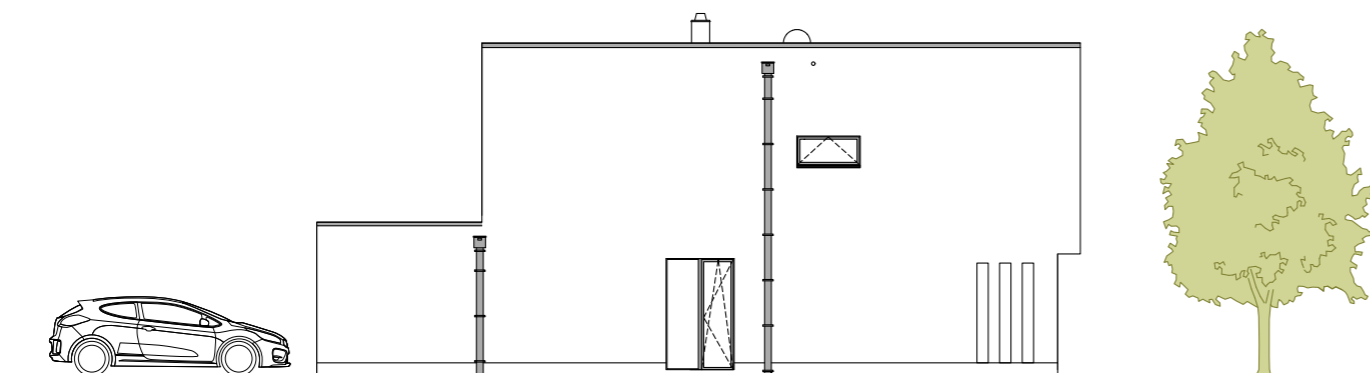




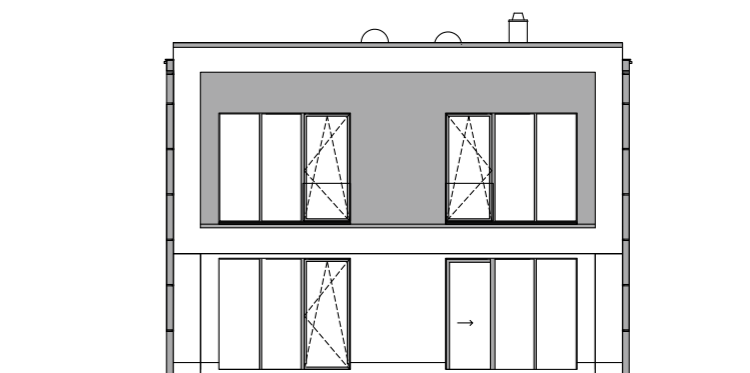
Severní pohled | Northern view



Západní pohled | Western view



Jižní pohled | Southern view



Východní pohled | Eastern view

# VILLA MODERN

DL13 | 5+1

## 1.NP | GROUND FLOOR

1.01	garáž   garage	23,0 m <sup>2</sup>
1.02	zádveří   vestibule	5,8 m <sup>2</sup>
1.03	šatna   wardrobe	4,8 m <sup>2</sup>
1.04	hala a obývací pokoj   hall and living room	35,4 m <sup>2</sup>
1.05	technická místnost   technical room	5,6 m <sup>2</sup>
1.06	koupelna   bathroom	6,2 m <sup>2</sup>
1.07	kuchyň s jídelnou   kitchen with dining room	27,0 m <sup>2</sup>

**UŽITNÁ PLOCHA 1.NP | USABLE AREA GROUND FLOOR** 107,8 m<sup>2</sup>

## 2.NP | 1st FLOOR

2.01	chodba   corridor	11,8 m <sup>2</sup>
2.02	koupelna   bathroom	5,8 m <sup>2</sup>
2.03	ložnice   bedroom	18,4 m <sup>2</sup>
2.04	pracovna   workroom	15,6 m <sup>2</sup>
2.05	koupelna   bathroom	5,5 m <sup>2</sup>
2.06	hlavní ložnice   master bedroom	18,4 m <sup>2</sup>
2.07	ložnice   bedroom	15,5 m <sup>2</sup>

**UŽITNÁ PLOCHA 2.NP | USABLE AREA 1<sup>st</sup> FLOOR** 91,0 m<sup>2</sup>

**UŽITNÁ PLOCHA CELKEM | TOTAL USABLE AREA** 198,8 m<sup>2</sup>

**PODLAHOVÁ PLOCHA CELKEM | TOTAL FLOOR AREA** 217,5 m<sup>2</sup>

