



# AURA

BYDLENÍ STATENICE



## VILLA MODERN

DR17 | 5+1 | 199 m<sup>2</sup>

pozemek 814 m<sup>2</sup>

dispozice  
disposition | **5+1**

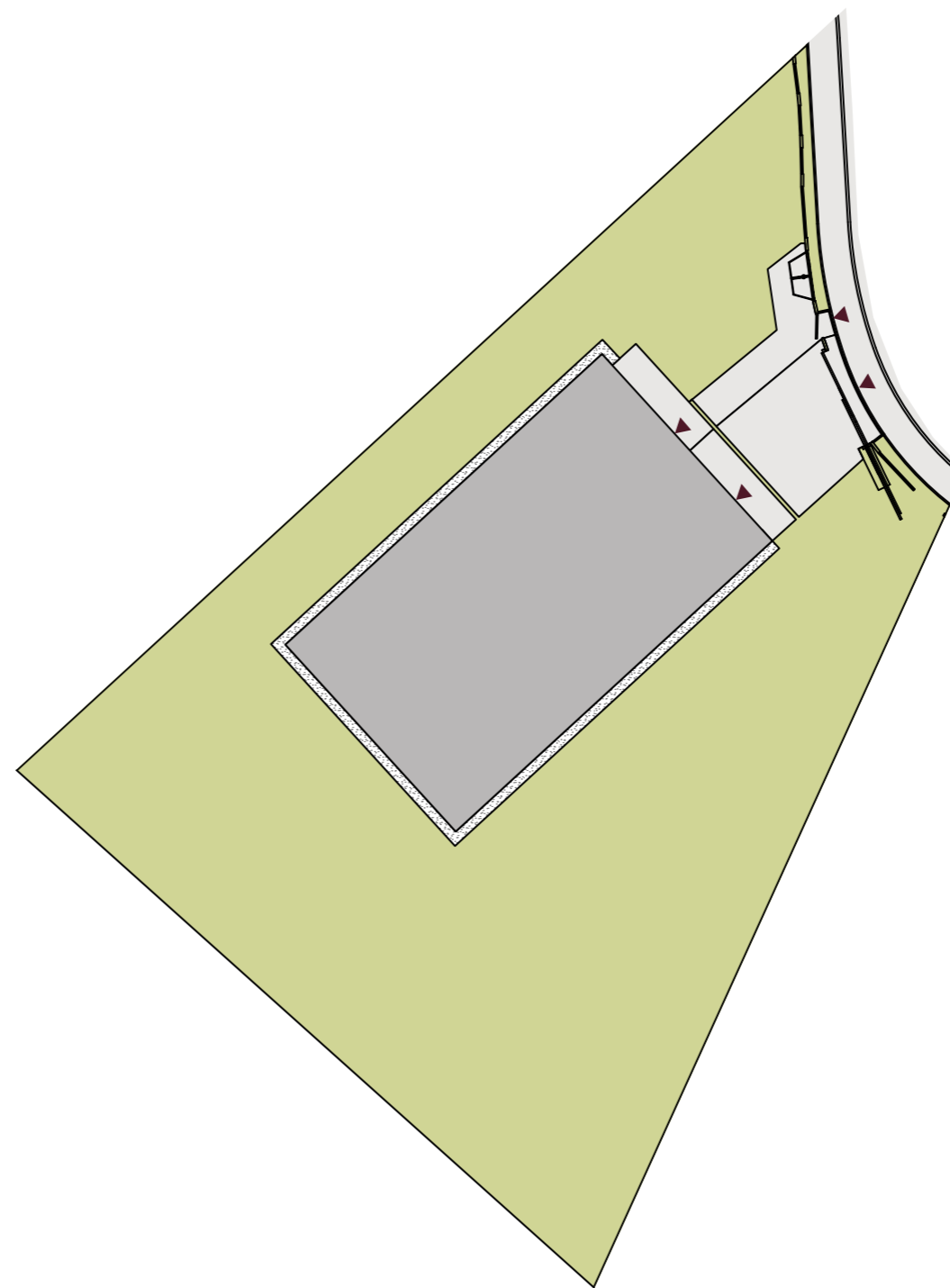
užitná plocha domu  
usable floor area | **198,8 m<sup>2</sup>**

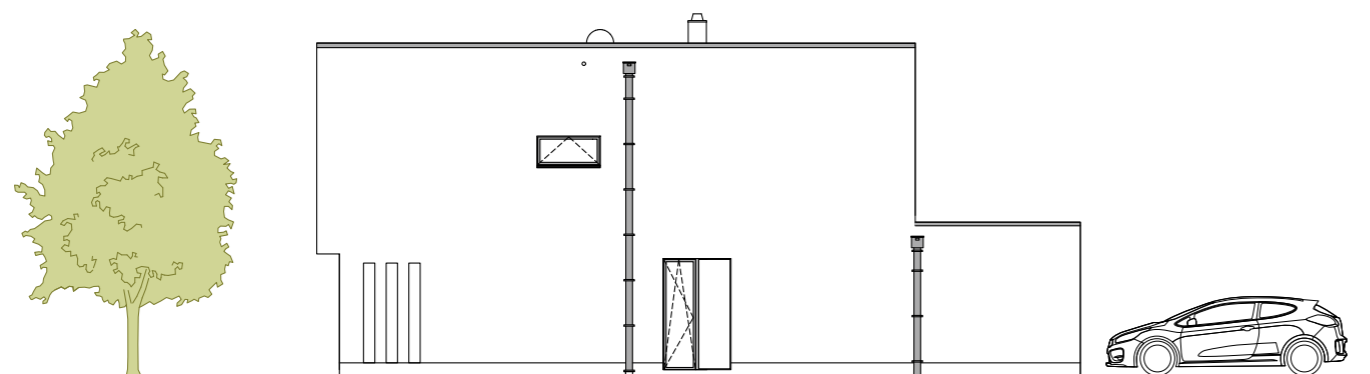
zastavěná plocha  
built-up area | **137,5 m<sup>2</sup>**

pozemek  
plot | **814 m<sup>2</sup>**

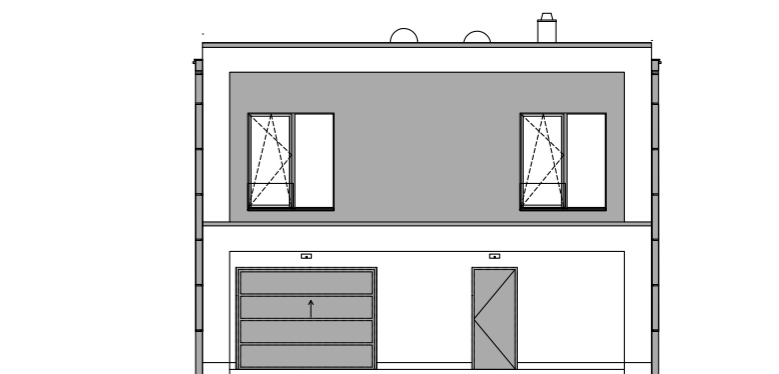
zahrada  
garden | **676,5 m<sup>2</sup>**

## SITUACE – 1. ETAPA

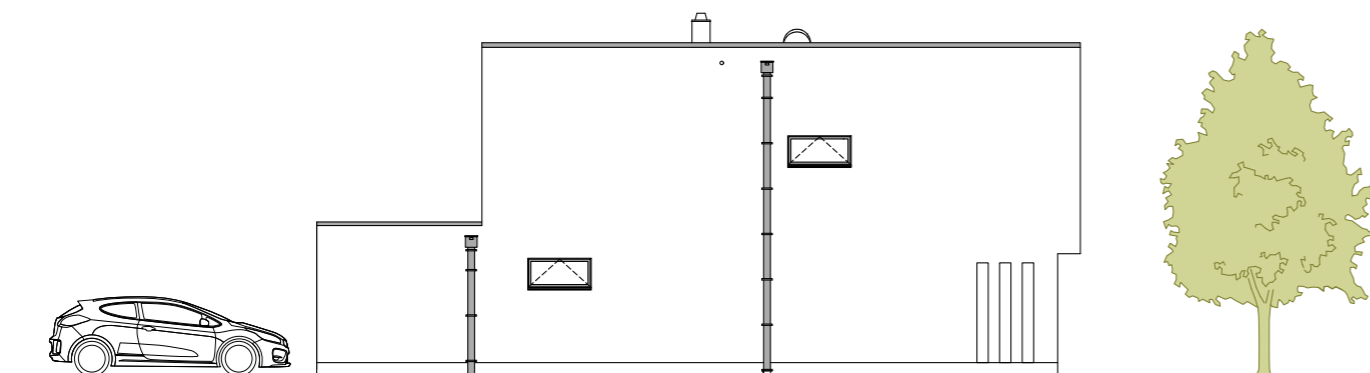




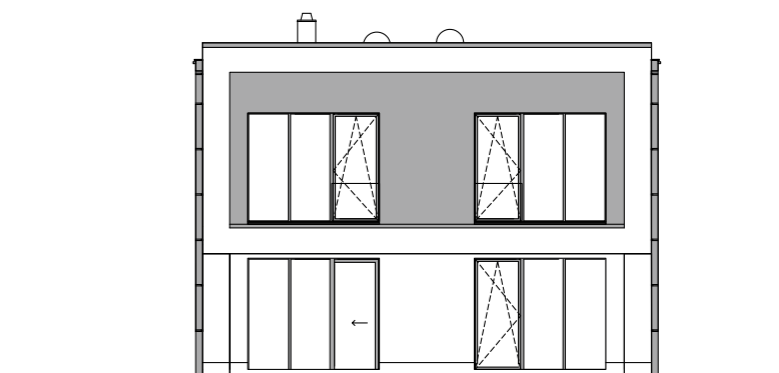
Jihovýchodní pohled | Southeastern view



Severovýchodní pohled | Northeastern view



Severozápadní pohled | Northwestern view



Jihozápadní pohled | Southwestern view

# VILLA MODERN

DR17 | 5+1

## 1.NP | GROUND FLOOR

|      |  |                     |
|------|--|---------------------|
| 1.01 | garáž   garage                               | 23,0 m <sup>2</sup> |
| 1.02 | zádveř   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>

