# **PHILIP**<sup>®</sup>**FRANK**

PREMIUM REAL ESTATE SERVICES



## **Studio Apartment** 200 m² Widnau, Switzerland

Layout Studio Area **200 m<sup>2</sup>** 

In an attractive residential location in Diepoldsau, we offer for sale an exceptional and high-quality apartment of 141 m2. In addition to the unique design language, this unique apartment impresses with many other advantages, which we will gladly present below.

### Highlights:

- Open space for flexible living solutions.
- Height of the footprint: 3.30 m.
- Industrial design.

- Living/dining area with massive dining table (optional) and access to covered terrace.

- High quality, fully equipped kitchen.
- Lighting concept with spot lights (LED) and built-in spotlights.
- Elegant grey beech plank flooring and MDF design features.
- Living area with home cinema system consisting of beam projector and electric





Terrace 53 m<sup>2</sup>

# Parking **2x public**

Price	901 600 €
Floor area	200 m²
Terrace	53 m²
Cellar	6 m²
Parking	2x public
Building energy rating	G

Štefánikova 1/65 150 00 Praha 5 Česká republika

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#### screen.

- Modern design fireplace.

- Sleeping area with a specially made bed that can be turned 180° so you can enjoy the home cinema and fireplace from the bed.

- Windows facing the street with "woodland" films.
- Noble, freestanding shower room with rain shower and designer fittings.
- Separate walk-in closet with carpet and solid shelving in an industrial design.
- Separate toilet.
- Ventilated storage area with linen tower.
- Electric blinds and partial mosquito nets.
- All equipped with acoustic ceilings with perforated profiled sheets.
- Extremely cosy covered terrace of approx. 53 m2 for warm summer evenings.
- Design concept for the wiring in the outdoor space
- Terrace area with wooden shelves as privacy screen, garden gate, bar and grill



## VÁŠ MAKLÉŘ



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