



House Five-bedroom (6+1)

€ 1 583 648 | CZK 39 900 000

382 m², Prague 4, Šeberov, Pouchova





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|------------------|----------------------|
| Usable area | 382 m ² |
| Plot | 1 049 m ² |
| Foot print | 231 m ² |
| Garden | 818 m ² |
| Floor area | 295 m ² |
| Terrace | 87 m ² |
| Parking | Garage for 2 cars |
| Garage | Yes |
| Cellar | - |
| PENB | B |
| Reference number | 100327 |

This modern spacious family house with terraces offers comfortable and peaceful living in a residential area situated on a sunny corner plot in a nice part of popular Šeberov in Prague 4 with a cozy atmosphere.

The two-story villa consists of a **fifty-meter sunlit space** with a living room, dining room, kitchen, and access to a southwest-facing garden terrace, as well as 2 bedrooms, bathrooms, a pantry, an entrance and staircase hall, and a utility room with access to the garden. Upstairs is a quiet zone with 3 bedrooms, a **dressing room**, and a bathroom. All bedrooms upstairs are connected to a **large terrace**.

The energy-efficient building, made of Porotherm bricks, was completed in 2021. The windows and doors have **insulated triple-glazed windows**, a gas boiler provides floor heating and hot water, ceiling heating/cooling controlled by a mobile phone app is connected to a heat pump. The house is guarded by a **remotely controlled security and camera system**, and there is also a preparation for a complete smart home system. Parking is provided in a **double garage** with direct access to the house. The flat garden has enough space for a swimming pool, Jacuzzi, garden house, or outdoor kitchen.

The quiet green place is located about a 10-minute walk from the center of Šeberov, where there is a cafe, pizzeria, medical center, or **sports complex**. A private kindergarten, an international Montessori nursery school, and a state elementary school are within walking distance, and there are several playgrounds in the vicinity. A system of ponds that is part of the Hrnčířská louka natural monument contribute to the pleasant atmosphere, and the **Šeberák** swimming pond can be reached in just a short time along a bike path. By car, you can easily connect to the D1 highway and the Prague Ring Road, and the Opatov metro station is 3 minutes away by bus.

Usable area 382 m², of which terraces 87 m², built-up area 231 m², garden 818 m², plot 1,049 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

