

## House Four-bedroom (5+kk)

## €1729 642 I CZK 42 800 000

213 m², Prague 4, Újezd u Průhonic, Ke Splavu













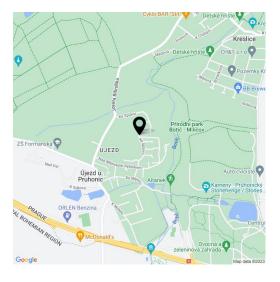


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Usable area	213 m²
Plot	720 m²
Foot print	153 m²
Floor area	177 m²
Terrace	18 m²
Parking	Garage
Garage	18 m²
Cellar	-
PENB	G
Reference number	102852



This modern family house approved at the end of 2021 is surrounded by a carefully landscaped garden in a quiet location at the end of a cul-de-sac, in a new development in Prague 4 - Újezd u Průhonic between the Milíčovský Forest and the dendrological garden.

On the ground floor is a **50-meter living space** with a kitchen, dining room, and access to the **garden terrace**, as well as a pantry, a study/guest room, a bathroom, a walk-in wardrobe, a utility room with a laundry, a stairwell, and an entrance hall. The utility room and dressing room have access to the **garage**. The private zone upstairs consists of a master bedroom with a dressing room and bathroom, 2 additional bedrooms, a bathroom, and a hallway. One bedroom has **a terrace**.

The brick house was completed in 2021. Windows are mainly aluminum, partly plastic with triple glazing, on the ground floor with electrically controlled exterior window blinds. Interior doors are by Hanák; floors are vinyl. There is underfloor heating in the entire house, and the heat source is a Baxi gas condensing boiler. Bathroom faucets are by Grohe and Paffoni, and the kitchen and built-in furniture are by TN Interiér. Facilities also include a videophone, a Paradox security system, and a preparation for a camera system. The landscape architect-designed low-maintenance garden is automatically irrigated by a system linked to a rainwater retention tank.

The peaceful neighborhood surrounded by **greenery** is located on the outskirts of Prague in the neighborhood of the village of Průhonice. The surroundings offer a wide range of opportunities to relax in nature, whether in the **Milíčovský forest**, **the dendrological garden**, or **Průhonický Park**. There is a kindergarten and an elementary school a 3-minute drive from the house, and a grocery store is nearby. Connections to the Opatov metro station are provided by buses, and by car you can quickly connect to the D1 highway.

Usable area 213 m $^2$  (of which interior 177 m $^2$ , garage 18 m $^2$  and terrace 18 m $^2$ ), built-up area 153 m $^2$ , garden 567 m $^2$ , plot 720 m $^2$  in total.