



House Fourteen-bedroom (15+kk)

€ 476 285 | CZK 12 000 000

618 m², Praha-západ, Kněževes, Na Staré silnici





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Usable area	618 m ²
Plot	800 m ²
Foot print	267 m ²
Garden	533 m ²
Floor area	552 m ²
Terrace	66 m ²
Parking	6 parking spaces, possibility to park on the plot
Garage	Yes
Cellar	-
PENB	G
Reference number	104229

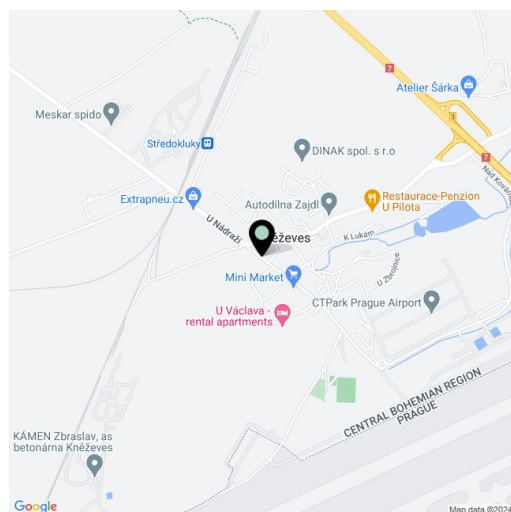
A plot of land with a project and a valid building permit for a family house with 3 apartments and 6 parking spaces in the village of Kněževy on the northwestern edge of Prague, just 15 minutes by suburban bus from a metro station and within quick driving distance of the international airport.

The project, for which a **building permit has already been issued**, includes two above-ground floors and a residential attic. The house will contain **3 duplex 4-bedroom apartments**. On the ground floor of each unit, a spacious living room with a preparation for a kitchen and access to the terrace is planned, as well as a toilet, a foyer, and a storage room accessible from the **terrace**. There will be 2 bedrooms, a bathroom, and a laundry room with utility facilities on the first floor. On the top floor, a master bedroom with a **walk-in wardrobe** and bathroom, a study, and a **terrace** are designed for each apartment.

The construction of the building is designed in such a way that there is as little negative impact of noise from airport operations as possible in the house, **recuperation units** are also planned, thanks to which there will be an automatic supply of fresh air without the need to open the windows. According to the project, heating will be by heat pumps. **2 outdoor parking spaces** are planned for each apartment, and part of the yard can be used as parking for visitors, couriers, etc.

The land is part of an existing residential area and is within easy reach of the village center, municipal office, grocery store, or kindergarten, and other civic amenities are available in neighboring Tuchoměřice and Středokluky. There is also a suburban bus stop not far from the future house, which can take you to the **Nádraží Veveřín metro station** in 15 minutes. By car, you can quickly connect to the City Ring Road and the D7 and D6 highways. The drive to the airport is very quick.

Usable area 617.3 m², built-up area 267 m², garden 533 m², plot 800 m².





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PROJEKT
reding dům Kněževes,
OBŠAH
podlejší písemná

A.0.1. OBÝVAČI POKOJ+KK	53,62
A.0.2. WC	2,20
A.0.3. K.Ú.	2,20
A.0.4. SKLAD/ZAHRABNÍ DOMEX	7,80
A.0.5. TERASA	12,27
A.K. CELKEM TERASA	12,27
A.L. ČÁST ZAHRABY KOLEM BRTO	0,00
B.0.1. OBÝVAČI POKOJ+KK	53,62
B.0.2. WC	4,88
B.0.3. K.Ú.	2,20
B.0.4. SKLAD/ZAHRABNÍ DOMEX	7,20
B.0.5. TERASA	12,27
B.K. CELKEM TERASA	12,27
B.L. ČÁST ZAHRABY KOLEM BRTO	19,9
C.0.1. OBÝVAČI POKOJ+KK	53,62
C.0.2. ZÁHŘEŠÍ	4,88
C.0.3. K.Ú.	2,20
C.0.4. SKLAD/ZAHRABNÍ DOMEX	7,20
C.0.5. TERASA	12,27
C.K. CELKEM TERASA	12,27
C.L. ČÁST ZAHRABY KOLEM BRTO	0,00
A+B+C.0. CELKEM TERASY	285,50+38,91



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PROJEKT
realizace dle požadavků
OSMAH
podle výpisu

A1.1 LOŽNICE	16,49
A1.2 LOŽNICE	16,49
A1.3 KUCHYŇKA	6,73
A1.4 KUCHYŇKA	7,28
A1.5 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,80
A1. CELKEM	68,37
B1.1 LOŽNICE	7,74
B1.2 LOŽNICE	7,74
B1.3 KUCHYŇKA	4,73
B1.4 KUCHYŇKA	11,80
B1.5 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,80
B1. CELKEM	48,37
C1.1 LOŽNICE	7,74
C1.2 LOŽNICE	16,49
C1.3 KUCHYŇKA	6,73
C1.4 KUCHYŇKA	7,28
C1.5 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,80
C1. CELKEM	48,37
A+B+C1. CELKEM	194,11

