



## House Six-bedroom (7+kk)

€ 2 676 000 | CZK 66 900 000

570 m<sup>2</sup>, Praha-západ, Průhonice, Františka Landovského





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Total area	570 m <sup>2</sup>
Plot	1 430 m <sup>2</sup>
Foot print	283 m <sup>2</sup>
Garden	1 147 m <sup>2</sup>
Floor area	390 m <sup>2</sup>
Terrace	145 m <sup>2</sup>
Parking	Garage and 3 parking spaces by the entrance
Garage	35 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	106461

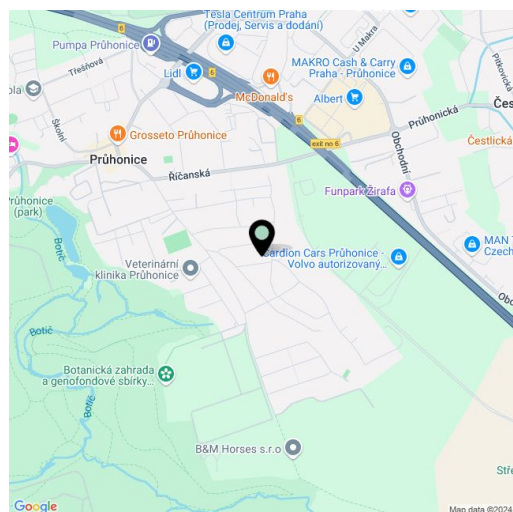
**This modern two-story air-conditioned family house with 5 bedrooms and an outdoor swimming pool is located in a carefully maintained garden in a desirable area of Průhonice, Central Bohemia. The high technological functionality and security of the house accompany a positive aesthetic impression and, together with an attractive location within easy reach of all services, it meets the high standards of the most demanding users.**

The ground floor consists of a large living room connected to an open dining area, a kitchen with a **central island** and a pantry, guest rooms, bathrooms with a toilet, utility rooms, laundry rooms, a **garage**, and an entrance hall. The living room is dominated by a wood-burning **fireplace**, a custom-made bookcase, and **designer light fixtures**. A massive arched staircase leads to the upper floor, which consists of **4 bedrooms**, 2 bathrooms with a toilet, a study, a walk-in wardrobe, a cleaning room, and **3 terraces**. The garage is sized for 1 car, and **3 additional parking spaces** are located by the entrance.

The house, completed in 2023, has aluminum windows (double glazing) with **exterior window blinds**, custom-made security doors, underfloor heating located under three-layer **oak floors** and **LG air-conditioning units** in all living rooms. The **Laufen** bathroom sanitary ware is complemented by **Hansgrohe** faucets and **Zehnder** designer radiators, and the floor and wall tiles are Italian-made. The kitchen by the **Schüller** German manufacturer is equipped with a **Technistone** stone worktop and **Siemens Studioline** appliances. The custom-made built-in furniture offers plenty of storage space. The house is secured by a Jablotron system, a **Hikvision** camera system, and a videophone. All electrical appliances and controls are connected to the **smart home system** and can be controlled via apps. A partially covered outdoor terrace (100 m<sup>2</sup>) made of raw **travertine** is accessible from both the living room and the dining room, and leads to a well-maintained garden with an **outdoor ceramic swimming pool** (3.4 x 7.2 x 1.40 m) with salt water, heating, and a counter-current system. The garden is equipped with an irrigation system, a temperature sensor, and a rainwater retention tank.

The village of **Průhonice** is a prestigious location thanks to its proximity to Prague, the stunning **Průhonice Park with its castle**, and full range of amenities, including schools, a health center, restaurants, and cafes. It is home to the Botanical Institute and a **dendrological garden**. Nearby Čestlice offers shopping and leisure options, while the Prague Ring Road and PID buses ensure excellent transport links.

Built-up area 283 m<sup>2</sup>, floor area 390 m<sup>2</sup>, terraces 145 m<sup>2</sup>, garage 35 m<sup>2</sup> garden 1,147 m<sup>2</sup>, land



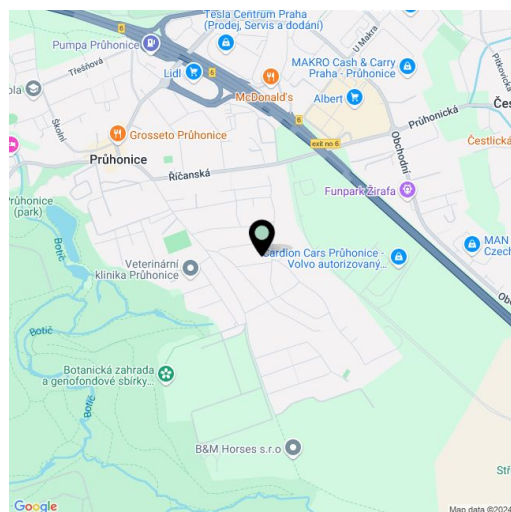


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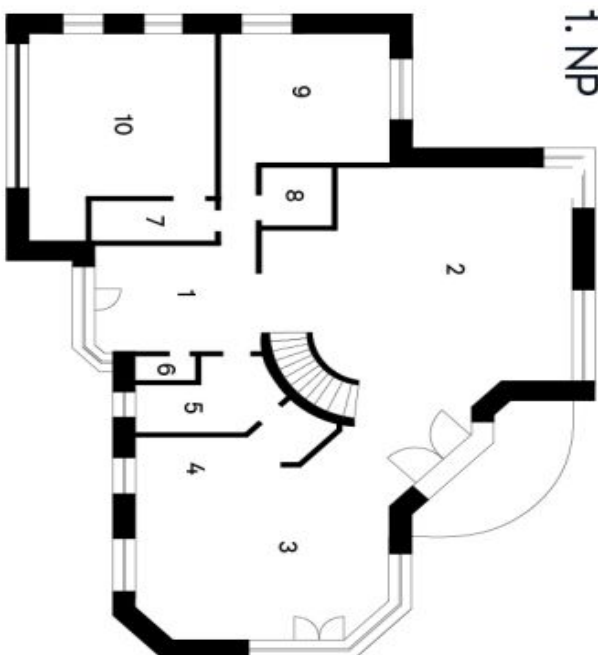
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Průhonice

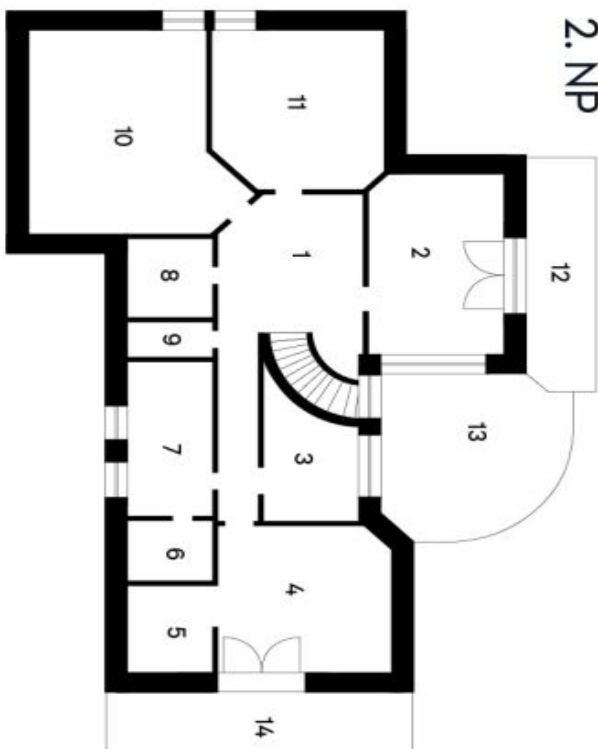
Rodinný dům

## 1. NP



1	Vstupní hala	21,12 m <sup>2</sup>
2	Obývací pokoj	79,58 m <sup>2</sup>
3	Jídelna	37,77 m <sup>2</sup>
4	Kuchyň	15,21 m <sup>2</sup>
5	Hospodářská místnost	22,95 m <sup>2</sup>
6	WC	1,85 m <sup>2</sup>
7	Kotelna	4,40 m <sup>2</sup>
8	Prádelna	4,08 m <sup>2</sup>
9	Pracovna	9,49 m <sup>2</sup>
10	Garáž	35,04 m <sup>2</sup>

## 2. NP



1	Hala se schodištěm	27,81 m <sup>2</sup>
2	Ložnice	27,03 m <sup>2</sup>
3	Šatna	11,40 m <sup>2</sup>
4	Ložnice	25,77 m <sup>2</sup>
5	Šatna	7,69 m <sup>2</sup>
6	Sauna	4,60 m <sup>2</sup>
7	Koupelna + WC	13,37 m <sup>2</sup>
8	Sprcha + WC	7,29 m <sup>2</sup>
9	Úklidová místnost	2,58 m <sup>2</sup>
10	Ložnice	37,99 m <sup>2</sup>
11	Ložnice	27,91 m <sup>2</sup>
12	Terasa	8,09 m <sup>2</sup>
13	Terasa	29,13 m <sup>2</sup>
14	Terasa	8,14 m <sup>2</sup>