



House Five-bedroom (6+kk)

€ 1 774 798 | CZK 45 000 000

227 m², Praha 10, Hostivař, U Golfu





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Total area	227 m ²
Plot	424 m ²
Foot print	141 m ²
Garden	283 m ²
Floor area	184 m ²
Terrace	21 m ²
Parking	Garage + 2 places in front of the house
Garage	23 m ²
Cellar	-
PENB	G
Reference number	28257

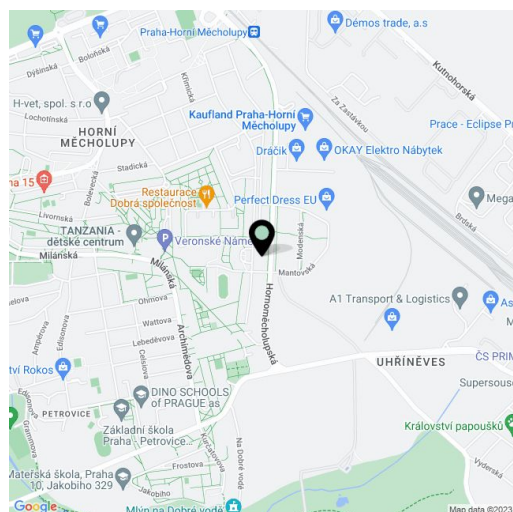
This air-conditioned family house with a pool is on a corner plot that is a part of the private Golf Hostivař residential complex. It offers modern and comfortable living with various sports facilities and services in close vicinity.

The bright basement with large windows to the **atrium** and **garden** contains a hall with a **walk-in wardrobe** and direct access from the garage and outside, a cleaning room and a large space suitable for example for wellness room, study, or workshop. On the ground floor, there is a living room with a kitchen, dining room, and access to the **south-facing terrace**, a master bedroom with a walk-in wardrobe, a guest bedroom, a bathroom, an entrance hall, and a separate toilet with connections for a washing machine and dryer. Upstairs is a quiet zone consisting of two bedrooms and a bathroom. One of the bedrooms has access to the **terrace**.

The architectural style of the house is inspired by Czech Functionalism and the materials used are of a very **high standard**. Three-layer wooden floors are used throughout, and the terrace floor is tropical wood. The house has **large aluminum windows** with a remote-controlled **exterior blind system**. The kitchen is fully equipped, including an american fridge and **wine cellar**. A **Loxone smart home system** adjusts multiple appliances, such as heating and blinds, via outdoor sensors. In the garden is a **Swimspa USSPA swimming pool** and a terrace shaded by a **sliding awning** powered by an electric drive. The house is heated by a gas BUDERUS boiler; the living room and all bedrooms are **air-conditioned**. There is also an exceptional amount of parking spaces: a garage with an access to the house and **two parking places** in front. **An outdoor fireplace** has been built in the garden and the resort's gardener can be contacted to maintain the garden. Only residents and guests are allowed inside the complex to ensure a **maximum amount of safety and privacy**.

The resort is in a pleasant location with access to full civic amenities. There are two pre-schools, elementary and secondary schools, a post office, and various restaurants close-by. In addition, there are also multiple sports facilities nearby, for example, **2 golf courses** and the Charles University sports complex with a **covered swimming pool**. Near the resort there is the **Hostivař forest park** and a damn with tennis and beach volleyball courts (these courts and beaches are about a 10 minute walk from the house). Shopping malls can also be easily reached. The Háje metro station is a 12-minute bus ride from the resort.

Usable area 227 m² (of which interior 183,5 m², garage 22.7 m², terraces 14.5 m² and 6.3. m²),





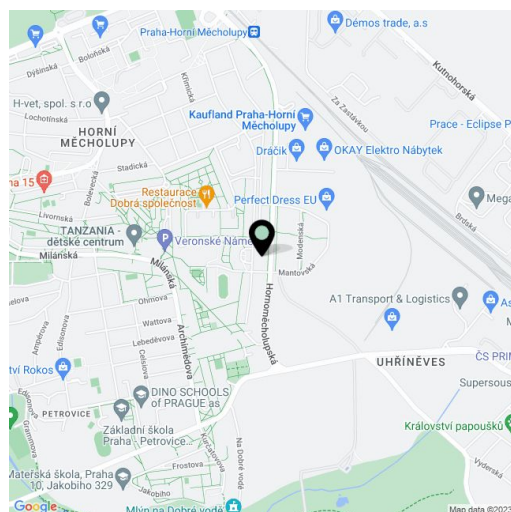
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built-up area 141.5 m², garden 283 m², land 424 m².

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1PP:

č.m. název místnosti m²

0.00 SCHODIŠTĚ

0.01 GARÁŽ 22,7

0.02 VSTUPNÍ HALA + ŠATNA 12,6

0.03 DOMÁCÍ PRÁCE 8,2

0.04 RELAX (PRACOVNA, DĚJNA) 36,5

0.05 ATRIUM 17,0

CELKOVÁ UŽITNÁ PLOCHA 1PP 80,0



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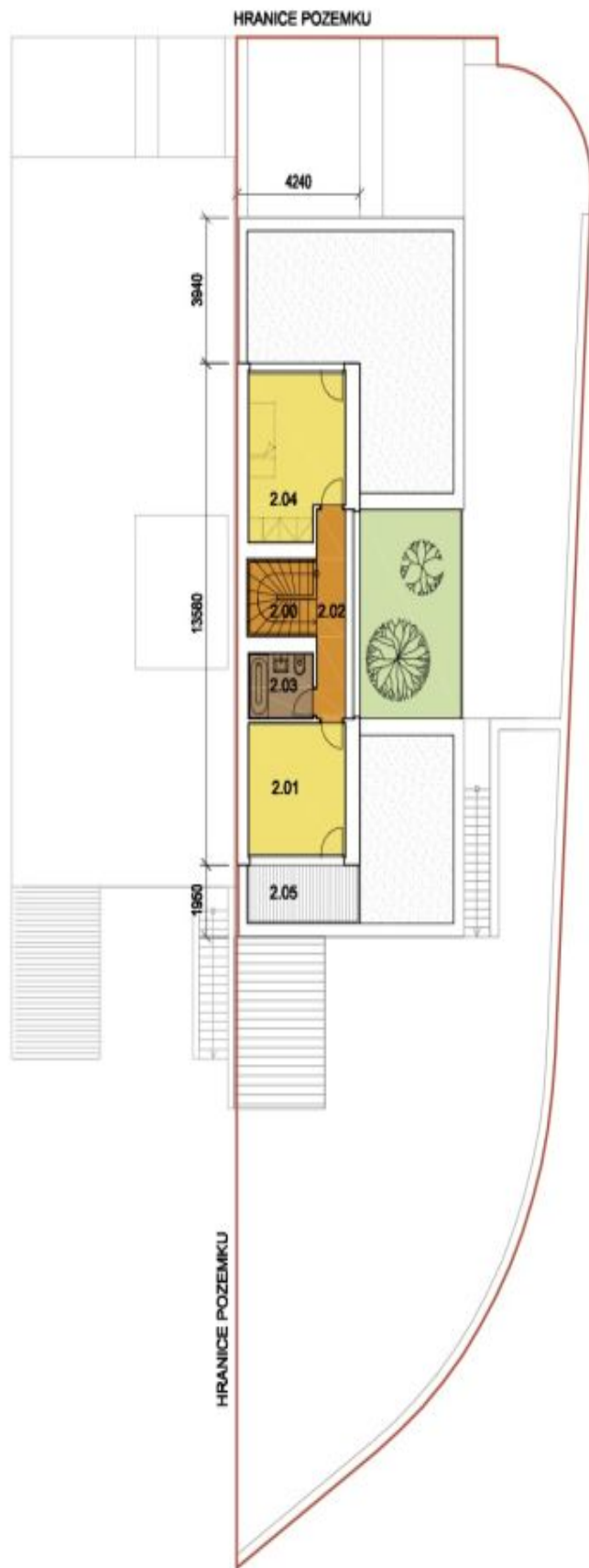
1NP:		
č.m.	název místnosti	m ²
1.00	SCHODIŠTĚ	5,1
1.01	OBYT. PROST. + JÍDELNA	34,3
1.02	KUCHYŇ	8,5
1.03	CHODBA	8,4
1.04	WC	1,9
1.05	CHODBA	3,7
1.06	KOUPELNA	7,4
1.07	PRACOVNA	13,7
1.08	LOŽNICE	17,7
1.09	ŠATNA	7,2
1.10	TERASA	14,5
CELKOVÁ UŽITNÁ PLOCHA 1NP		105,9



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2NP:		
č.m.	název místnosti	m ²
2.00	SCHODIŠTĚ	5,0
2.01	LOŽNICE	12,0
2.02	CHODBA	5,9
2.03	KOUPELNA	3,7
2.04	LOŽNICE	14,7
2.05	TERASA	6,3
CELKOVÁ UŽITNÁ PLOCHA 2NP		41,3

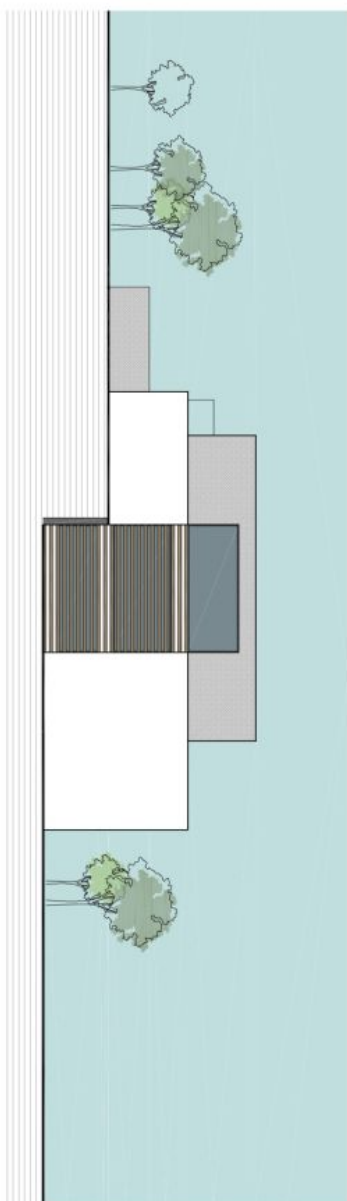


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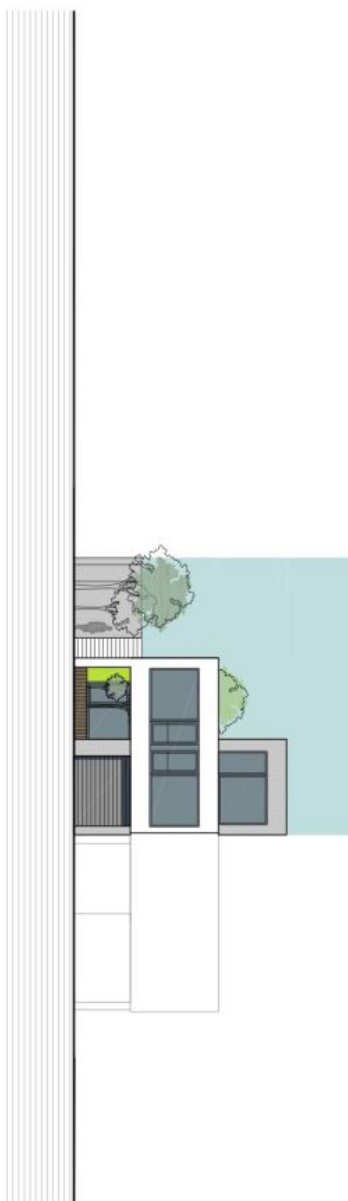
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POHLED VÝCHODNÍ



POHLED SEVERNÍ



POHLED JIŽNÍ

