



## House Four-bedroom (5+kk)

Sold

260 m<sup>2</sup>, Prague 5, Jinonice, Barvitiová





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Total area	260 m <sup>2</sup>
Plot	395 m <sup>2</sup>
Foot print	150 m <sup>2</sup>
Garden	245 m <sup>2</sup>
Floor area	221 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29708

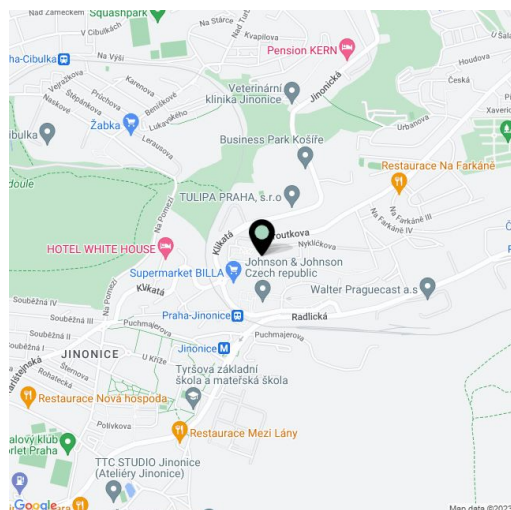
This newly built terraced house with a garden and a garage is located in the modern Waltrovka residence with a large park. Excellent transport links to the city center and the proximity of all services contribute to its attractiveness.

The ground floor consists of a living room with a dining area, a kitchen, and access to a **west-facing garden terrace**, a guest bedroom, a bathroom with a toilet, a staircase hall, and a hallway with direct access to the **garage**. The 1st floor consists of a master bedroom with an en-suite bathroom, 2 more bedrooms (1 western and 1 eastern), a shared bathroom, and a foyer. From the 2 bedrooms and the foyer you can enter the **southwest-facing terrace with views of the garden**. In the basement, there is a utility room and a 20-meter cellar unit.

The facilities include **oiled hardwood floors**, large-format windows, Villeroy & Boch, Hüppe, and Kaldewei sanitary ware, Jablotron security systems, and video intercoms.

There is a supermarket, a post office, a café, and a private medical facility right in the residence. The **Jinonice metro station (line B)** is a few minutes' walk away, and a bus stop (with direct links to Prague 6, for example) is a short walk from the house. There is a kindergarten and an elementary school within walking distance as well as several playgrounds. **It is situated between two natural parks: Košíře-Motol and the Prokopské and Dalejské valleys.**

Usable area 261.6 m<sup>2</sup> - ground floor 49.9 m<sup>2</sup>, 1st floor 71.5, 2nd floor 73.8 m<sup>2</sup>, terrace I. 22.3 m<sup>2</sup>, terrace II. 17.3 m<sup>2</sup>, garage 26.3 m<sup>2</sup>, built-up area 150.1 m<sup>2</sup>, garden 245.7 m<sup>2</sup>, plot 395.8 m<sup>2</sup>.



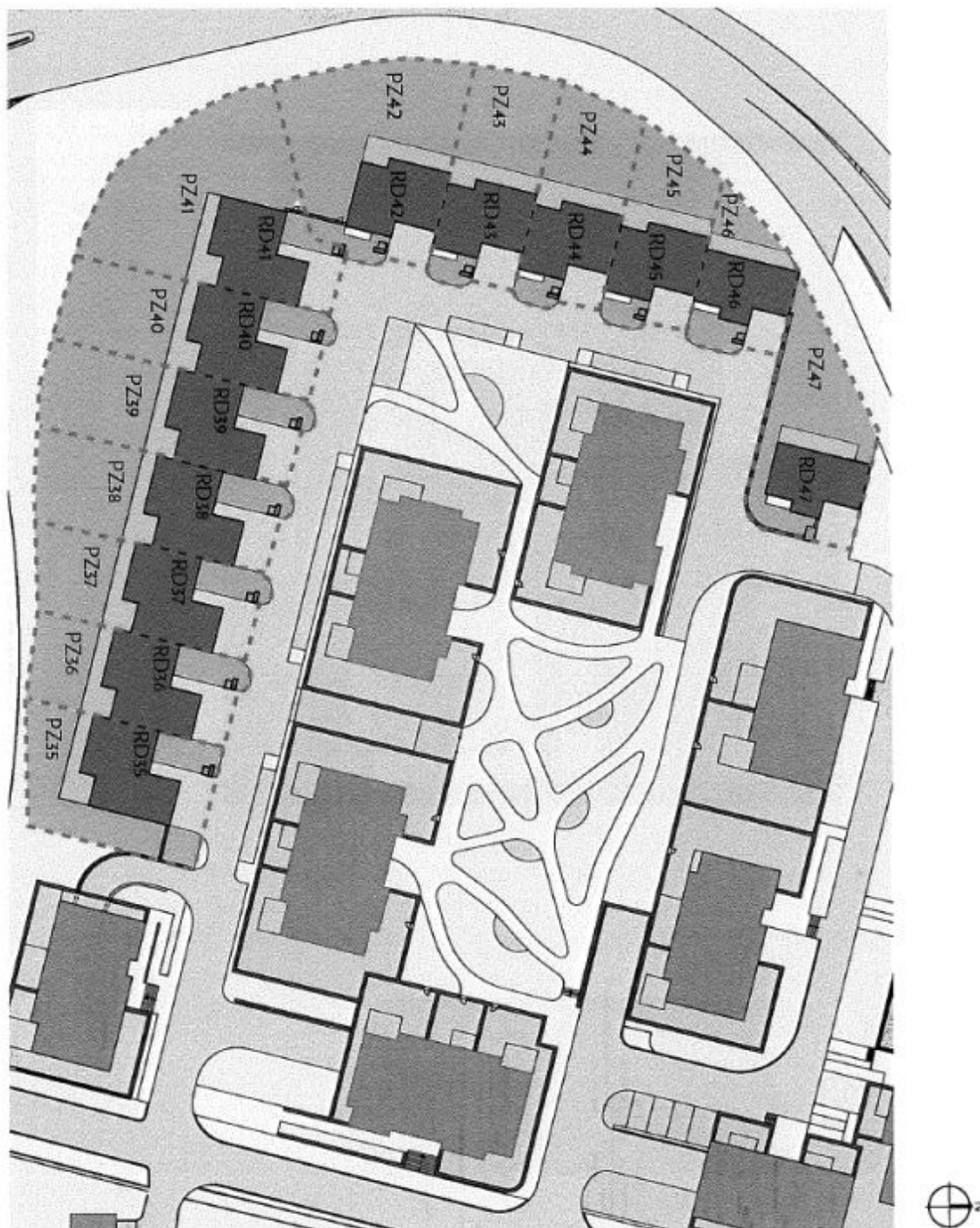




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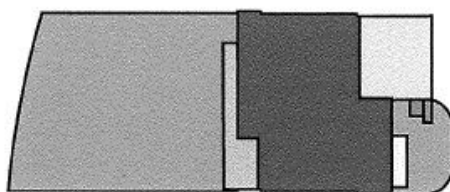


UVP	PROSTOR	VELIKOST
01	ZADVEŘ	7,6 M <sup>2</sup>
02	CHODBA	7,3 M <sup>2</sup>
03	SCHODIŠTE	3,3 M <sup>2</sup>
04	POKOJ	12,0 M <sup>2</sup>
05	KOUPELNA + WC	4,7 M <sup>2</sup>
06	OBÝVAČI POKOJ + IKK	36,6 M <sup>2</sup>
07	GARÁŽ	26,3 M <sup>2</sup>
08	TERASA	17,3 M <sup>2</sup>
<b>UŽITNÁ PLOCHA DOMU</b>		
		221,7 M <sup>2</sup>
<b>POUŽITÁ PLOCHA DOMU</b>		
		227,7 M <sup>2</sup>
<b>ZASTAVĚNÁ PLOCHA</b>		
		150,1 M <sup>2</sup>
<b>NEZASTAVĚNÁ PLOCHA</b>		
		245,6 M <sup>2</sup>
<b>VELIKOST PARCELY</b>		
		395,8 M <sup>2</sup>

5+KK | 221,7 M<sup>2</sup>

RODINNÝ DŮM

REZIDENCE WALTROVKA  
LIVING BY PENTA



SITUACE DOMU





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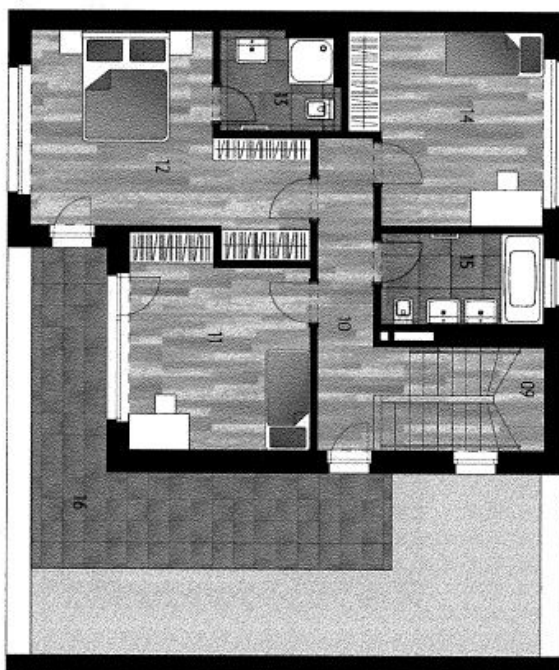
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**REZIDENCE WALTROVKA**  
LIVING BY PENTA

**RODINNÝ DŮM**

**5+KK | 221,7 M<sup>2</sup>**

2AP	
09	SCHODIŠTĚ 6,2 M <sup>2</sup>
10	CHODBA 8,6 M <sup>2</sup>
11	POKOJ 15,0 M <sup>2</sup>
12	POKOJ 19,2 M <sup>2</sup>
13	KOUPELNA + WC 4,6 M <sup>2</sup>
14	POKOJ 14,2 M <sup>2</sup>
15	KOUPELNA + WC 6,0 M <sup>2</sup>
<b>3. JÍMČERNA</b>	
16	TERASA 22,3 M <sup>2</sup>
<b>UŽITNÁ PLOCHA DOMU</b> 221,7 M <sup>2</sup>	
<b>PODLAHOVÁ PLOCHA DOMU</b> 227,7 M <sup>2</sup>	
<b>ZASTAVĚNÁ PLOCHA</b> 150,1 M <sup>2</sup>	
<b>NEZASTAVĚNÁ PLOCHA</b> 245,6 M <sup>2</sup>	
<b>VELIKOST PARCELY</b> 395,8 M <sup>2</sup>	







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RODINNÝ DŮM

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1PP	
17	SCHODIŠTĚ 3,4 M <sup>2</sup>
18	CHODBA 7,7 M <sup>2</sup>
19	TECHNICKÁ MÍSTNOST 18,0 M <sup>2</sup>
20	SKLAD 20,8 M <sup>2</sup>
1PP CELKEM 50,0 M <sup>2</sup>	
UŽITNÁ PLOCHA DOMU 221,7 M <sup>2</sup>	
PODLAHOVÁ PLOCHA DOMU 227,7 M <sup>2</sup>	
ZASTAVĚNÁ PLOCHA 150,1 M <sup>2</sup>	
NEZASTAVĚNÁ PLOCHA 245,6 M <sup>2</sup>	
VELIKOST PARCELY 395,8 M <sup>2</sup>	

