



## House Four-bedroom (5+kk)

Ask for price

281 m<sup>2</sup>, Praha 6, Dejvice, Pokojná





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Total area	281 m <sup>2</sup>
Plot	557 m <sup>2</sup>
Foot print	159 m <sup>2</sup>
Garden	398 m <sup>2</sup>
Floor area	228 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	Parking in the garage and on the paved area on the land
Garage	Yes
Cellar	-
PENB	B
Reference number	31609

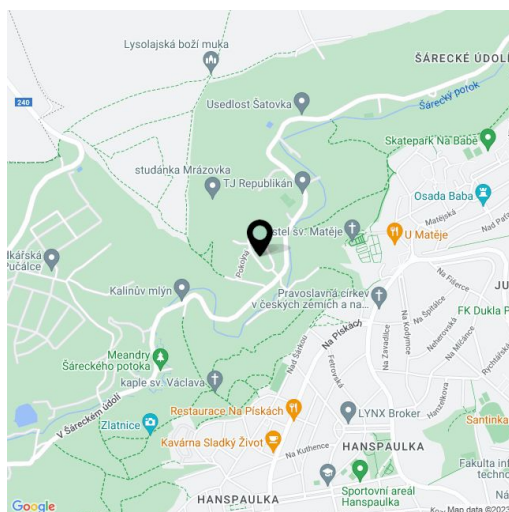
This newly-built bright and airy family house with an east-facing garden stands in the middle of the Šárka-Lysolaje nature park, in a place with a charming atmosphere and a beautiful view of the Church of St. Matthias.

The layout of the entrance level consists of a sunny living room with an adjoining garden terrace, a dining area, and a partly separate kitchen, a guest toilet, a utility room, and a corridor with access to the garage. The 1st floor is used as a **parent's suite**; there is a study, a bedroom with direct access to a bathroom with a separate toilet and a **preparation for a sauna**, a separate room (usable, for example, as a closet or another study), a gallery, and a terrace with an outdoor staircase to the garden. Upstairs, there are 3 bedrooms (1 with an en-suite bathroom) and a shared bathroom.

The high-quality facilities include large-format wooden windows, **oak floors**, **air conditioning**, a fireplace, underfloor heating, a central vacuum cleaner, and a preparation for security equipment. Parking is possible in the garage and on the paved area on the land. Final approval issued in 2018.

The unique location of **Tichá Šárka** offers perfect tranquillity, privacy, fresh air, and proximity to pure nature. All other necessities are a few minutes away by car or bus. A bus stop is nearby, the ride to the **Dejvická** metro station (line A) takes just 12 minutes. The ISP International School in Nebušice, the Global Preschool, or the airport are all within short driving distance. There are a lot of hiking paths in the surrounding forests, as well as bike trails, which lead to many popular tourist destinations.

Interior 228 m<sup>2</sup>, terrace 53.3 m<sup>2</sup>, built-up area 159 m<sup>2</sup>, garden 398 m<sup>2</sup>.

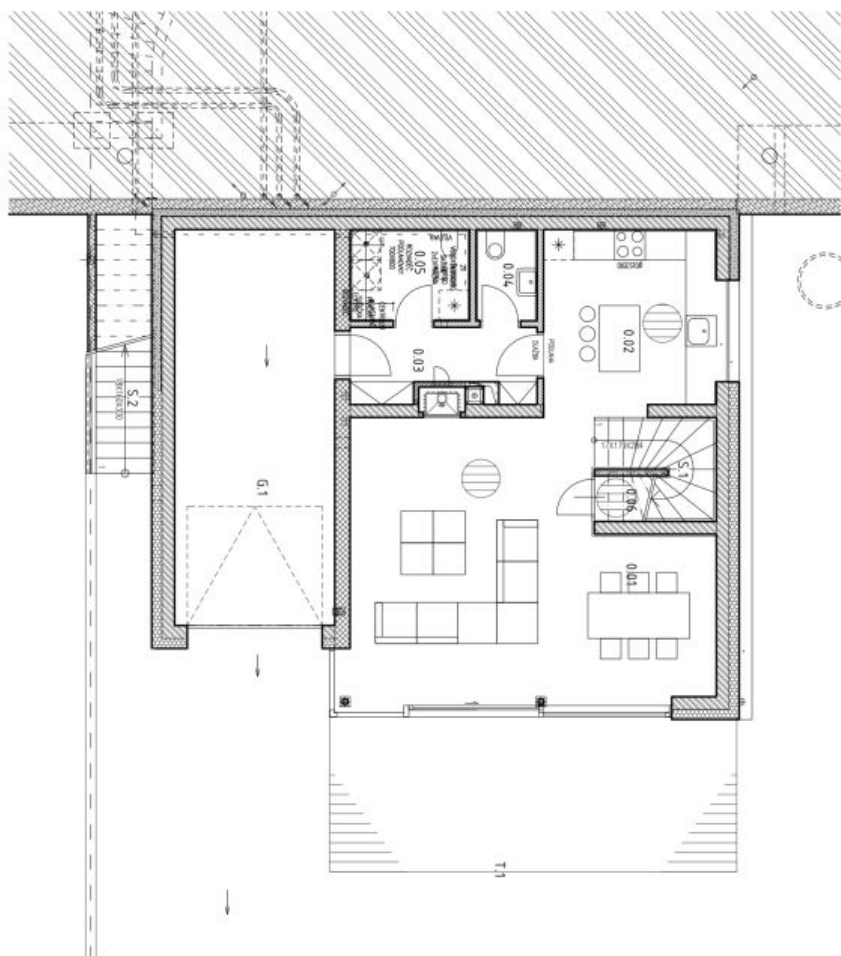




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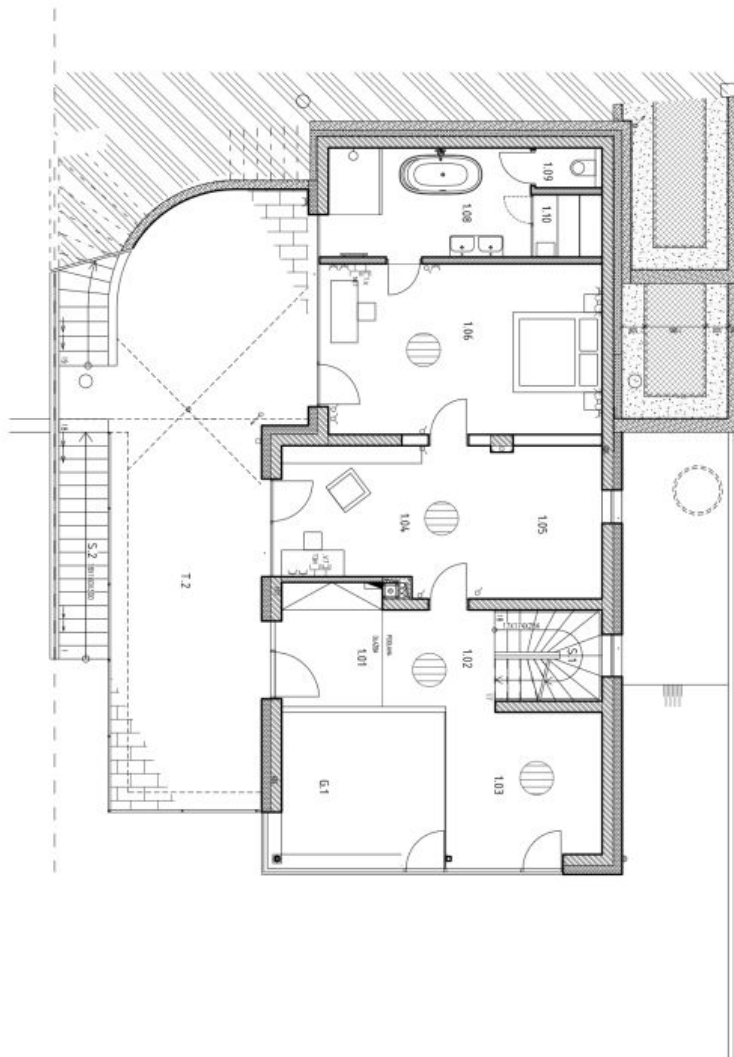
LEŽENIA VÝŠNOSTI	POSUM	POKRAJ	STIE	STUP	ROZDANIE
0.01	0.02	0.03	0.04	0.05	0.06
0.07	0.08	0.09	0.10	0.11	0.12
0.13	0.14	0.15	0.16	0.17	0.18
0.19	0.20	0.21	0.22	0.23	0.24
0.25	0.26	0.27	0.28	0.29	0.30
0.31	0.32	0.33	0.34	0.35	0.36
0.37	0.38	0.39	0.40	0.41	0.42
0.43	0.44	0.45	0.46	0.47	0.48
0.49	0.50	0.51	0.52	0.53	0.54
0.55	0.56	0.57	0.58	0.59	0.60
0.61	0.62	0.63	0.64	0.65	0.66
0.67	0.68	0.69	0.70	0.71	0.72
0.73	0.74	0.75	0.76	0.77	0.78
0.79	0.80	0.81	0.82	0.83	0.84
0.85	0.86	0.87	0.88	0.89	0.90
0.91	0.92	0.93	0.94	0.95	0.96
0.97	0.98	0.99	1.00	1.01	1.02
1.03	1.04	1.05	1.06	1.07	1.08
1.09	1.10	1.11	1.12	1.13	1.14
1.15	1.16	1.17	1.18	1.19	1.20
1.21	1.22	1.23	1.24	1.25	1.26
1.27	1.28	1.29	1.30	1.31	1.32
1.33	1.34	1.35	1.36	1.37	1.38
1.39	1.40	1.41	1.42	1.43	1.44
1.45	1.46	1.47	1.48	1.49	1.50
1.51	1.52	1.53	1.54	1.55	1.56
1.57	1.58	1.59	1.60	1.61	1.62
1.63	1.64	1.65	1.66	1.67	1.68
1.69	1.70	1.71	1.72	1.73	1.74
1.75	1.76	1.77	1.78	1.79	1.80
1.81	1.82	1.83	1.84	1.85	1.86
1.87	1.88	1.89	1.90	1.91	1.92
1.93	1.94	1.95	1.96	1.97	1.98
1.99	2.00	2.01	2.02	2.03	2.04
2.05	2.06	2.07	2.08	2.09	2.10
2.11	2.12	2.13	2.14	2.15	2.16
2.17	2.18	2.19	2.20	2.21	2.22
2.23	2.24	2.25	2.26	2.27	2.28
2.29	2.30	2.31	2.32	2.33	2.34
2.35	2.36	2.37	2.38	2.39	2.40
2.41	2.42	2.43	2.44	2.45	2.46
2.47	2.48	2.49	2.50	2.51	2.52
2.53	2.54	2.55	2.56	2.57	2.58
2.59	2.60	2.61	2.62	2.63	2.64
2.65	2.66	2.67	2.68	2.69	2.70
2.71	2.72	2.73	2.74	2.75	2.76
2.77	2.78	2.79	2.80	2.81	2.82
2.83	2.84	2.85	2.86	2.87	2.88
2.89	2.90	2.91	2.92	2.93	2.94
2.95	2.96	2.97	2.98	2.99	3.00



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ČÍSLO	POJEM	POVRCH	STĚNA	STŘEŠE	POSUP	POZNÁMKA
101	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
102	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
103	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
104	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
105	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
106	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
107	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
108	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
109	OBYVACÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA
G1	GAZDARSTVÍ	12,1	OMYTKOVANÁ ŠALVA	OMYTKOVANÁ	OMYTKOVANÁ	OMYTKOVANÁ ŠALVA

**LEGENDA MATERIÁLŮ**

**STĚNY**

- 101 - 109: OBYVACÍ
- G1: GAZDARSTVÍ

**STŘEŠE**

- 101 - 109: OBYVACÍ
- G1: GAZDARSTVÍ

**POSUPY**

- 101 - 109: OBYVACÍ
- G1: GAZDARSTVÍ

**POZNÁMKY**

- 101 - 109: OBYVACÍ
- G1: GAZDARSTVÍ

**NOVOSTAVBA DVOU ROČNÍKOVÝCH DOMŮ V DVŮRCE SÁRČE**

**SENA**

**SO 01 - PŮDORYS 1 NP**

