



## House Four-bedroom (5+kk)

Sold

343 m<sup>2</sup>, Prague 9, Újezd nad Lesy, Holšická





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Total area	343 m <sup>2</sup>
Plot	628 m <sup>2</sup>
Foot print	188 m <sup>2</sup>
Garden	456 m <sup>2</sup>
Floor area	333 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Doublegarage
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31833

This newly built family villa with a south-facing garden is located on the edge of a quiet residential area in the Prague district of Újezd nad Lesy, right next to the Klánovice Forest Nature Reserve, 25 minutes from the center of Prague.

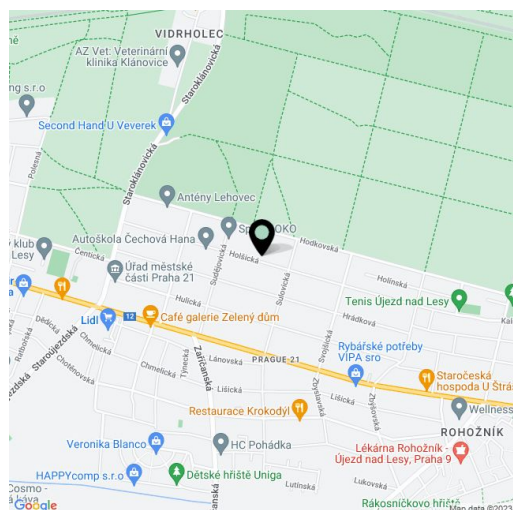
The basement consists of an entrance hall, wellness room, a bathroom, a utility room, a foyer, storage space, and a **double garage** accessible from the house. On the ground floor, there is a **40-meter living room** with a dining area and access to the **sunny garden**, a kitchen, a pantry, a study, a bathroom, and a staircase hall. On the 1st floor, there is a private zone with 3 bedrooms, **2 bathrooms**, a **southerly terrace** and a hall.

Only **high-quality materials** were used during the construction. Standards include aluminum insulated triple glazed windows with electrically operated window blinds, **wooden floors**, large-format tiles, **underfloor heating** by a gas boiler, **preparation for air conditioning**, CCTV system on the plot and by the entrance, high quality sanitary ware, **preparation for a fireplace**, etc.

The villa is part of a traditional residential area of mostly solitary family houses with gardens. There is a football club and a playground in close proximity, as well as a kindergarten and an elementary school, a bakery, a post office, a supermarket, a library, and tennis courts. All other amenities are within easy driving distance. Public transportation to the center is fastest by train. The train station with links to the Masarykovo Railway Station is a 3-minute bus ride away. The nearest metro station is Černý Most. The large **Klánovický Forest**, with a bike trail, hiking paths, and a nature trail is a few steps from the house.

Useable area 332.81 m<sup>2</sup>, terrace 9.74 m<sup>2</sup>, garage 46.06 m<sup>2</sup>, built-up area 187.56 m<sup>2</sup>, garden 456 m<sup>2</sup>, plot 628 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





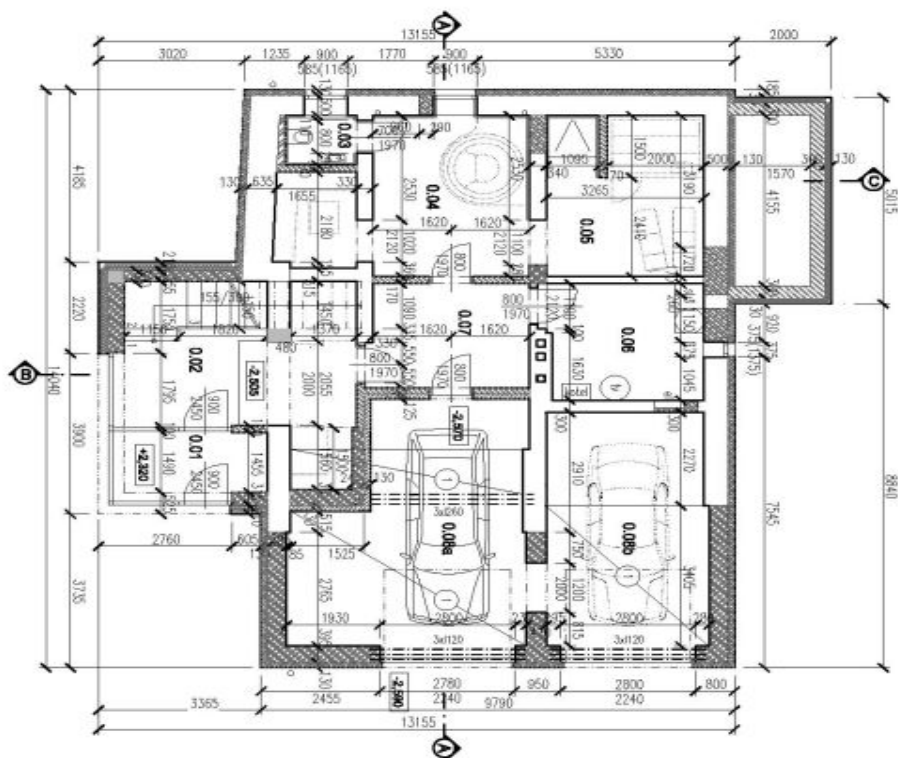
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Č. MÍST.	NÁZEV MÍSTNOSTI	PLOCHA [m <sup>2</sup> ]	PODLAŽNÍ
0.01	ZÁDVEŘÍ	5,17	KERAM. DLÁŽBA
0.02	VSTUPNÍ HALA	18,88	KERAM. DLÁŽBA
0.03	WC	1,77	KERAM. DLÁŽBA
0.04	VÝEVĚVA	17,13	KERAM. DLÁŽBA
0.05	SAUNA	12,89	LAMINÁTOVÁ
0.06	TECHNICKÁ MÍSTNOST	9,22	KERAM. DLÁŽBA
0.07	HALA	13,33	KERAM. DLÁŽBA
0.08	GAJDOZ	48,08	EPOXID. STĚRKA
	CELKOVÁ PLOCHA	124,05	

TABULKA MÍSTOSTI





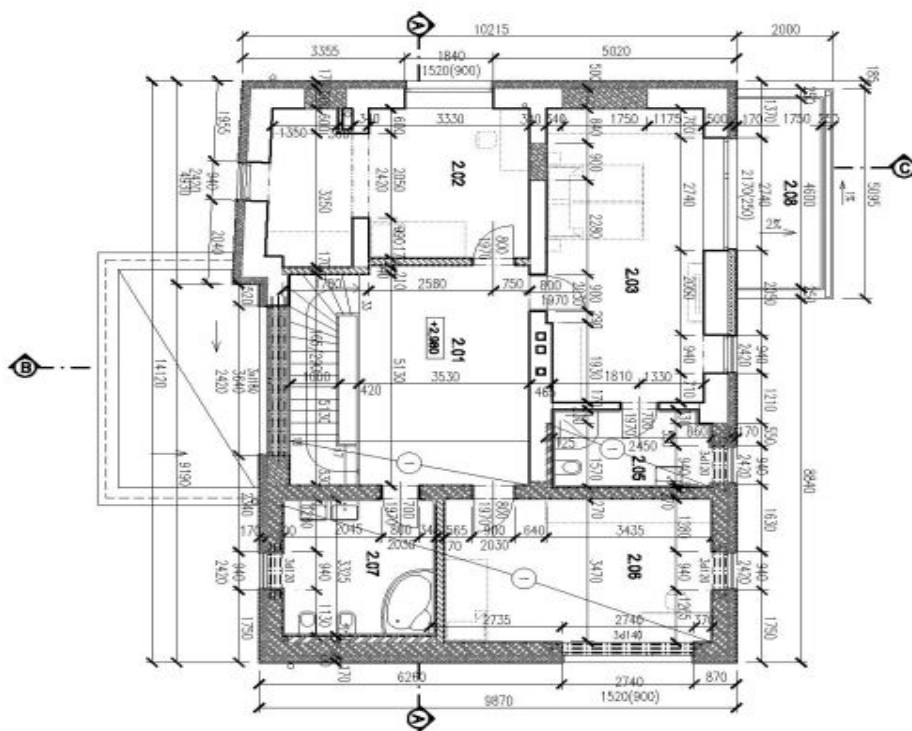
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2.01	HALA	19,08	KERAM. DÍLAŽBA
2.02	LOŽNICE SE ŠATNOU	19,57	LAMINÁTOVÁ
2.03	LOŽNICE	23,46	LAMINÁTOVÁ
2.05	KOUPELNA	6,43	LAMINÁTOVÁ
2.06	LOŽNICE	19,54	LAMINÁTOVÁ
2.07	KOUPELNA	10,81	KERAM. DÍLAŽBA
2.08	TERASA	9,74	

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Č. MÍST.	NÁZEV MÍSTNOSTI	PLOCHA [m <sup>2</sup> ]	PODLAH
1.01	HALA	27,72	KERAM. DLAŽBA
1.02	SPRZ	6,89	KERAM. DLAŽBA
1.03	KUCHYŇ	10,81	KERAM. DLAŽBA
1.04	OBYVACÍ POKOJ	39,71	KERAM. DLAŽBA
1.05	PRACOVNA	20,51	LAMINÁTOVÁ
1.08	KOUPELNA	8,99	KERAM. DLAŽBA
1.07	TERASA	14,12	

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