



## House Six-bedroom (7+kk)

Sold

228 m<sup>2</sup>, Prague 5, Stodůlky, K Fialce





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Total area	228 m <sup>2</sup>
Plot	817 m <sup>2</sup>
Foot print	118 m <sup>2</sup>
Garden	699 m <sup>2</sup>
Floor area	206 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	33363

**A spacious new home with a southwest-facing terrace and garden, sitting on a large plot in a peaceful residential area close to one of Prague's largest parks.**

The ground floor consists of a bright and open living room with kitchen, dining area, and access to a **southwest-facing terrace** leading to the garden. There are 2 additional living rooms, a foyer, hallway, guest toilet and technical space. Upstairs, there is a master bedroom with an en-suite bathroom and **balcony**, 3 further bedrooms, a main bathroom and landing. A loft inside the roof space adds storage capacity.

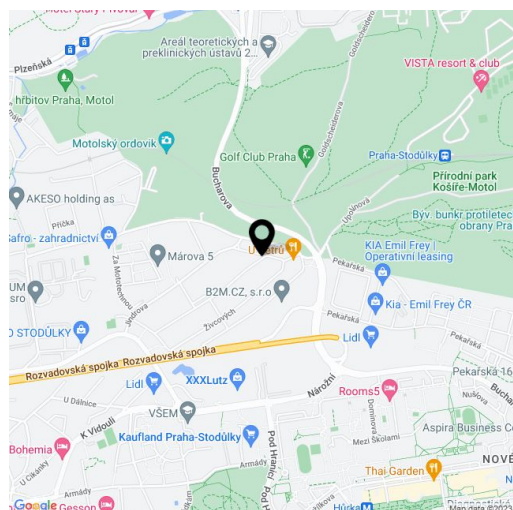
The house's design and choice of materials provide excellent thermal comfort and low energy use. It features **underfloor heating** throughout with individual temperature control in all rooms while **windows are aluminum with triple-glazed panes**. The house is offered with final surfaces completed and preparation for a kitchen.

The property includes a large, private driveway with parking while a carport or garage can easily be realized as per the buyer's particular wishes. Likewise there is ample space for the installation of garden structures including a **swimming pool**.

The neighborhood is home to many beautiful villas and is in close proximity to the **Košíře-Motol nature park**. It has good accessibility by public transport—Motol (line A) and Nove Butovice (line B) metro stations are both 2 bus stops away. **A golf club**, several supermarkets, shopping centers, kindergartens and elementary schools are all nearby while the nearby **German school** is within walking distance. The area also has a fast connections to the Prague Ring Road and D5 highway to Germany.

Interior 182.9 m<sup>2</sup> + attic storage space 23 m<sup>2</sup>, terrace 20.05 m<sup>2</sup>, balcony 1.98 m<sup>2</sup>, built-up area 117.63 m<sup>2</sup>, garden 699 m<sup>2</sup>, plot 817 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.

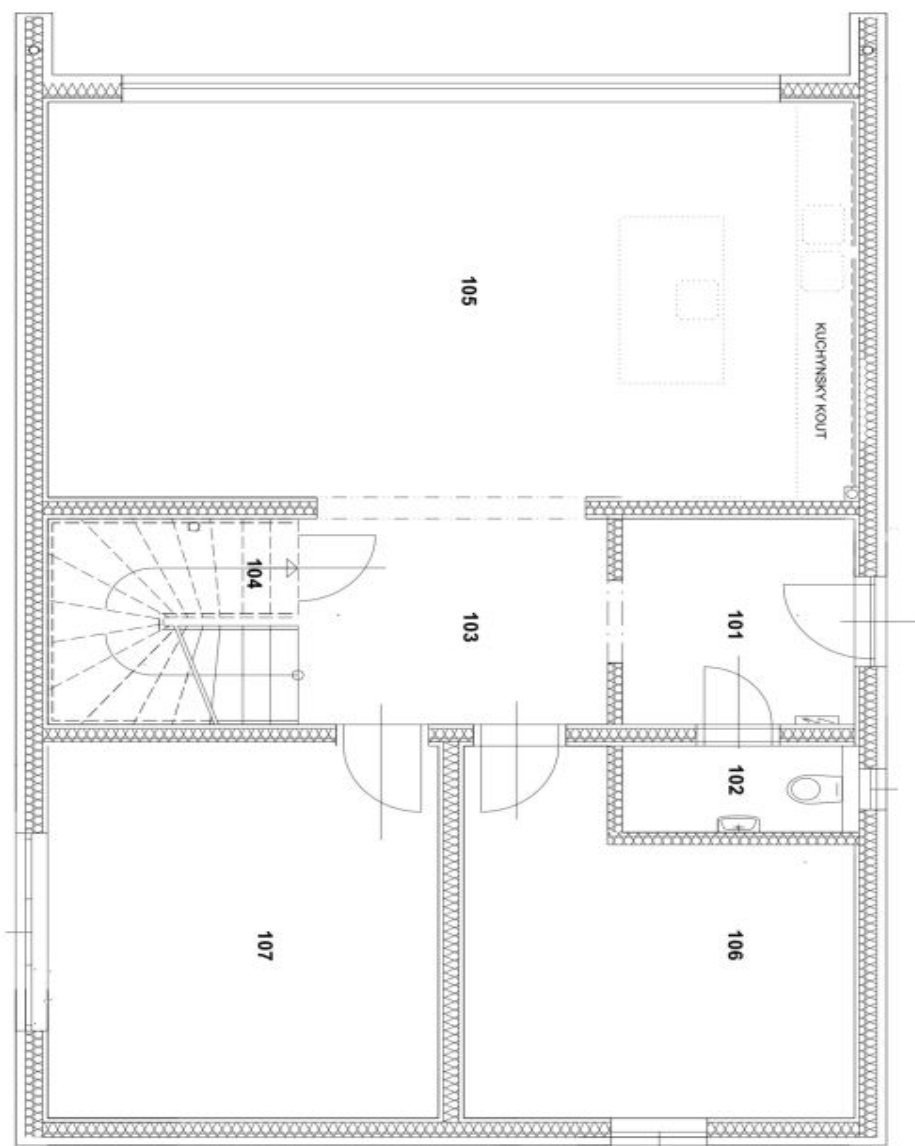




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### LEGENDA MÍSTNOSTI

ČÍSLO	ÚČEL MÍSTNOSTI	PLŮCHA m <sup>2</sup>
101	ZÁDVEŘÍ	5,98
102	WC	2,38
103	CHODBA	8,73
104	TECHNICKÁ MÍSTNOST	3,36
105	OBYTNÍ POKOJ + KUCHYŇNĚ	40,03
106	POKOUJ	15,20
107	POKOUJ	18,29

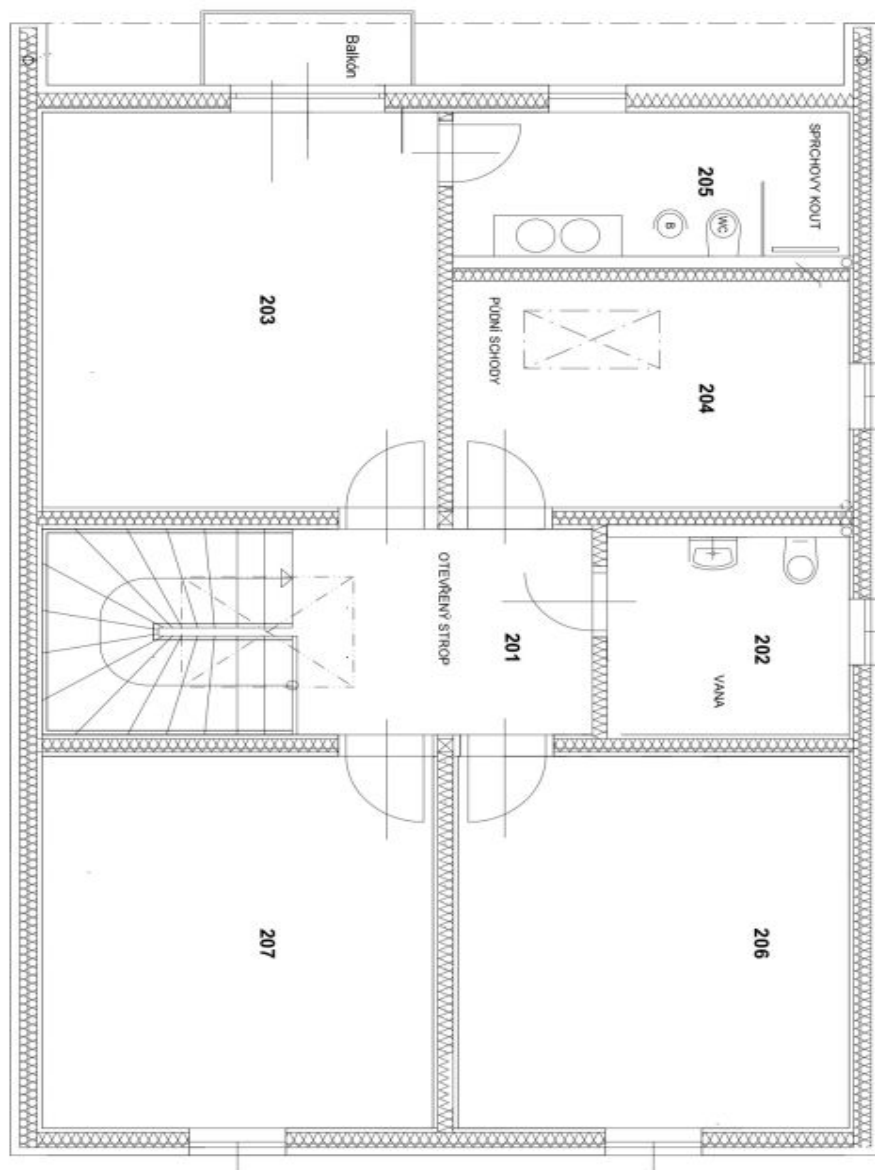
CELKOVÁ PODLAHOVÁ PLOCHA 93,94 m<sup>2</sup>  
ZASTAVĚNÁ PLOCHA 117,63 m<sup>2</sup>



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ČÍSLO	ÚČEL MÍSTNOSTI	PLOCHA, m <sup>2</sup>
201	CHOŘBA	8,21
202	KOUPELNA	5,67
203	LOŽNICE	19,66
204	ŠATNA	11,26
205	KOUPELNA	7,17
206	POKOJ	18,26
207	POKOJ	18,26

CELKOVÁ PODLAHOVÁ ZASTAVĚNÁ PLOCHA 117,63 m<sup>2</sup>

BALKON 1,98  
PŮDA 23,14  
TERRASA 20,05

CELKOVÁ PLOCHA 228 m<sup>2</sup>