



## 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.

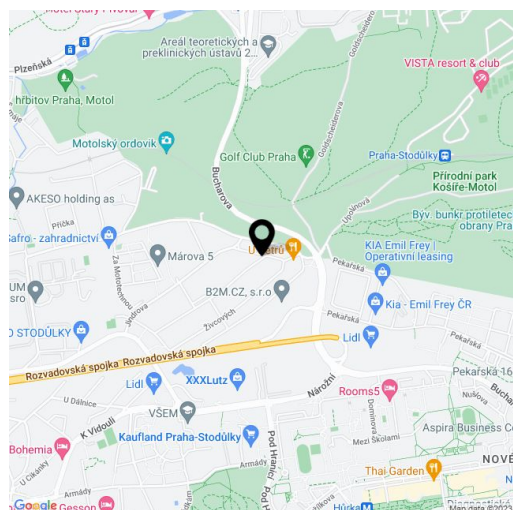
The house's design and choice of materials provide excellent thermal comfort and low energy use. It features **underfloor heating** throughout with individual temperature control in all rooms while **windows are aluminum with triple-glazed panes**. The house is offered with final surfaces completed and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

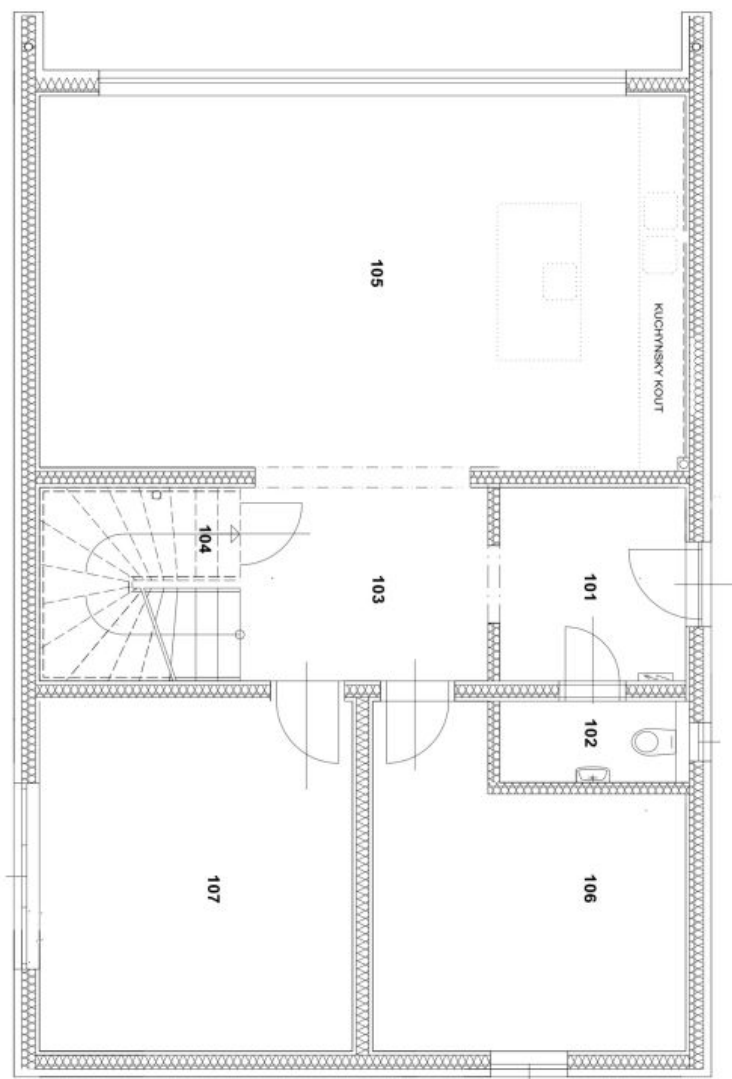




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### LEGENDA MÍSTNOSTÍ

| ČÍSLO | ÚČEL MÍSTNOSTI          | PLOCHA m <sup>2</sup> |
|-------|-------------------------|-----------------------|
| 101   | ZÁDVEŘÍ                 | 5,98                  |
| 102   | WC                      | 2,28                  |
| 103   | CHODBA                  | 8,73                  |
| 104   | TECHNICKÁ MÍSTNOST      | 3,36                  |
| 105   | OBÝVAČÍ POKOJ + KUCHYŇE | 40,03                 |
| 106   | POKOJ                   | 15,20                 |
| 107   | POKOJ                   | 18,28                 |

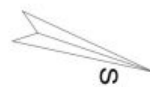
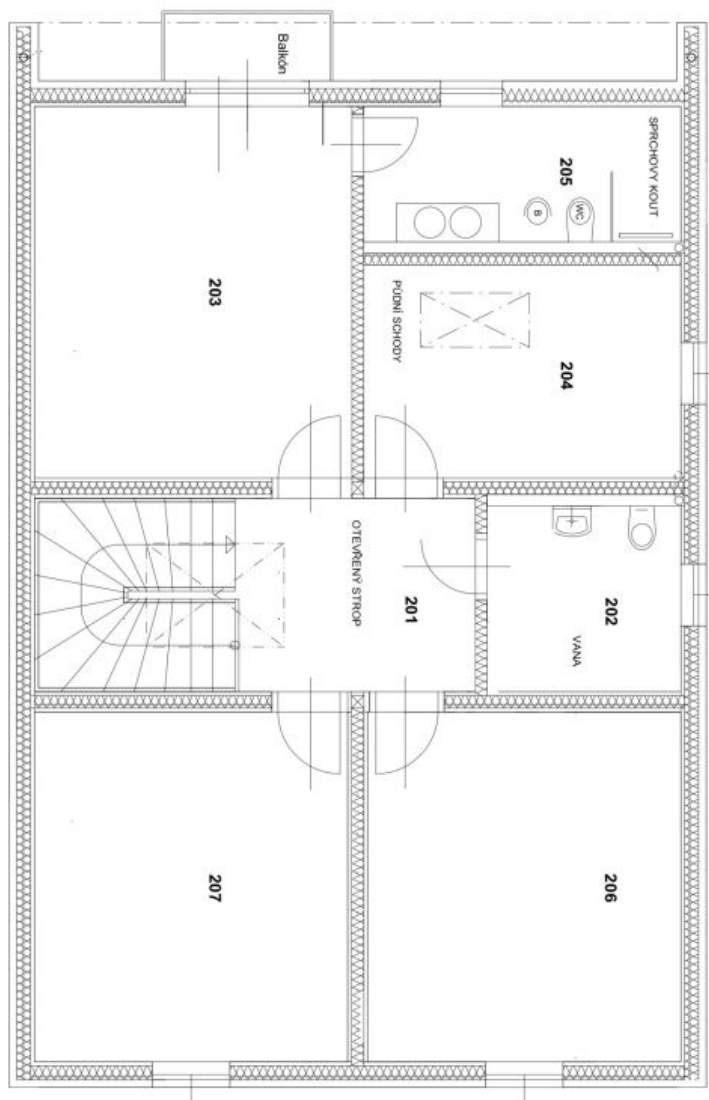
CELKOVÁ POPLAHOVÁ PLOCHA 93,94 m<sup>2</sup>  
ZASTAVĚNÁ PLOCHA 117,63 m<sup>2</sup>



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### LEGENDA MÍSTNOSTÍ

| ČÍSLO | ÚČEL MÍSTNOSTI | PLOCHA m <sup>2</sup> |
|-------|----------------|-----------------------|
| 201   | CHODBA         | 8,21                  |
| 202   | KOUŘELNA       | 5,87                  |
| 203   | LOŽNICE        | 19,66                 |
| 204   | SÁTKA          | 11,26                 |
| 205   | KOUŘELNA       | 7,17                  |
| 206   | POKOJ          | 18,26                 |
| 207   | POKOJ          | 18,26                 |

CELKOVÁ PLOŠA  
ZASTAVĚNÁ PLOCHA

88,69 m<sup>2</sup>  
117,63 m<sup>2</sup>

| BALKÓN | PLOCHA | TERASA | CELKOVÁ PLOCHA     |
|--------|--------|--------|--------------------|
| 1,96   | 23,14  | 20,05  | 228 m <sup>2</sup> |