



## House Three-bedroom (4+kk)

Sold

208 m<sup>2</sup>, Praha 4, Kunratice, Urešova





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Total area	208 m <sup>2</sup>
Plot	402 m <sup>2</sup>
Foot print	119 m <sup>2</sup>
Garden	283 m <sup>2</sup>
Floor area	183 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	C
Reference number	34040

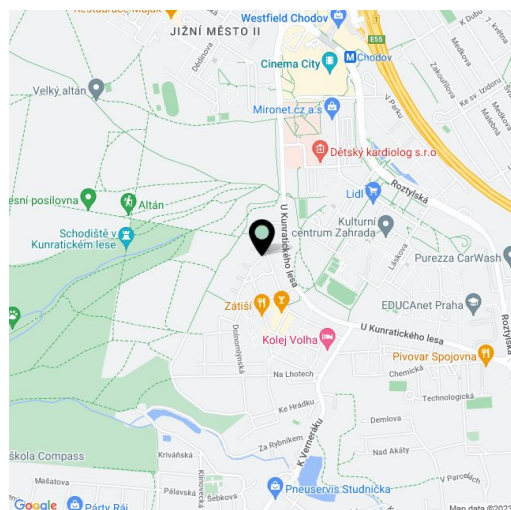
This Functionalist style terraced family house from 2013 with a garden and a garage is part of the Na Lhotách residential project designed by architect Petr Kolář from the ADR studio. It is situated in a quiet neighborhood ideal for families with children. Schools, shops, doctor's offices, metro stations, and the large Kunratice Forest are all nearby.

The ground floor consists mainly of a spacious living room with a kitchen and a **terrace** connected to the **garden**. There is also an entrance hall with direct access from the **garage**, a dressing room, and a guest toilet. The 1st floor with a **second terrace** has a quiet zone where the master bedroom (with an en-suite bathroom) and the other 2 bedrooms with a shared bathroom are located.

Facilities include **wooden floors** (on the ground floor with heating convectors, upstairs with radiators), **large-format windows** with interior and exterior blinds and **security foils** on the ground floor, a motorized awning over the terrace, a **Sykora** kitchen unit with **Siemens** and **Liebherr** appliances, built-in wardrobes, an **irrigation system** for the garden, and a preparation for security equipment.

The location is easily accessible by car and public transport. The Chodov metro station (line C) is a less than 10-minute walk away or within 3 minutes by bus (a stop is near the house). There is a full spectrum of civic amenities, including a kindergarten and elementary school, an elementary art school, the EDUCAnet **private high school** and the University of Economics, a health center, a post office, and a shopping center. Traveling by car is easier thanks to the nearby D1 highway and motorway exit. The residential project boasts a **children's playground** and direct access to the **Kunratice forest park**.

Usable area 208.21 m<sup>2</sup> including garage (27.52 m<sup>2</sup>) and terrace (18.07 m<sup>2</sup> and 6.86 m<sup>2</sup>), built-up area 119 m<sup>2</sup>, garden 283 m<sup>2</sup>, land 402 m<sup>2</sup>.







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