



## House Five-bedroom (6+kk)

403 m<sup>2</sup>, Prague 5, Velká Chuchle, Bochníčkova

Sold





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Usable area	403 m <sup>2</sup>
Plot	1 077 m <sup>2</sup>
Foot print	308 m <sup>2</sup>
Garden	769 m <sup>2</sup>
Floor area	330 m <sup>2</sup>
Terrace	73 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	B
Reference number	35935

This energy-efficient, newly built air-conditioned family villa recently completed to a high standard stands in a new development of upscale family houses in the popular district of Velká Chuchle, surrounded by large nature parks.

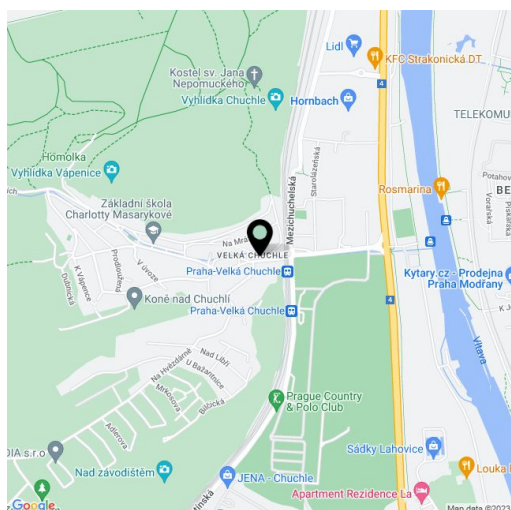
The airy, spacious hall opens onto the living room with a glass wall leading to a **large, southeast-facing terrace**. The living area includes a kitchen with a pantry and a dining room. On the entrance level, there is also a dressing room, a storage/fitness room with **access to the garden**, a guest bedroom with an en-suite bathroom, a separate toilet, and a utility room. A comfortable, perfectly designed, and architecturally successful **"levitating" staircase** leads to a private area on the first floor, consisting of a master bedroom with a dressing room and bathroom, 2 children's bedrooms, a study, and a central bathroom. All rooms on this floor have access to a **terrace with a beautiful view** of the **Radotínsko-Chuchelský háj Nature Park** and the surrounding area.

During the construction, emphasis was placed on the **precise construction work and quality materials**. The floors, 2.6 meter high doors, and the stair treads are made of **solid oak**. **Underfloor heating** and **air-conditioning** throughout the house. The heat source is a Stiebel Eltron heat pump (borehole); the high quality of the indoor air is ensured by a **recuperation unit**. **Solar tubes** bring plenty of daylight into the entrance hall and large storage or fitness rooms. A comfortable atmosphere is ensured by a **wood-burning fireplace** in the living room and a **built-in first-class sound system**, the qualities of which you will also appreciate on the terrace. You can control it via a smart home system in the same way as the textile blinds (on the ground floor) and classic blinds (on the first floor). The kitchen with plenty of storage space is equipped with an **extra-large induction hob** and other built-in **AEG** appliances; the refrigerator is by **Liebherr**. The garden is currently being landscaped and a **swimming pool** will be installed. A retention tank with rainwater drainage is ready to irrigate the garden.

The newly emerging residential area is located next to the **Nad závoďištěm Natural Monument**, high above the hustle and bustle of the city, and yet within easy reach by car and public transport. Within a short driving distance, there is a kindergarten and elementary school, a grocery store, or a post office. From the bus stop that is a 3-minute walk away there are connections to the Smíchovské nádraží metro station (15-minute drive), and you can get to the Prague Ring Road or the Strakonice Road very quickly by car.

Interior 330.1 m<sup>2</sup>, built-up area 308.2 m<sup>2</sup>, garden 769 m<sup>2</sup>, land total 1,077 m<sup>2</sup> and an ideal half of the land with a size of 1,674 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.



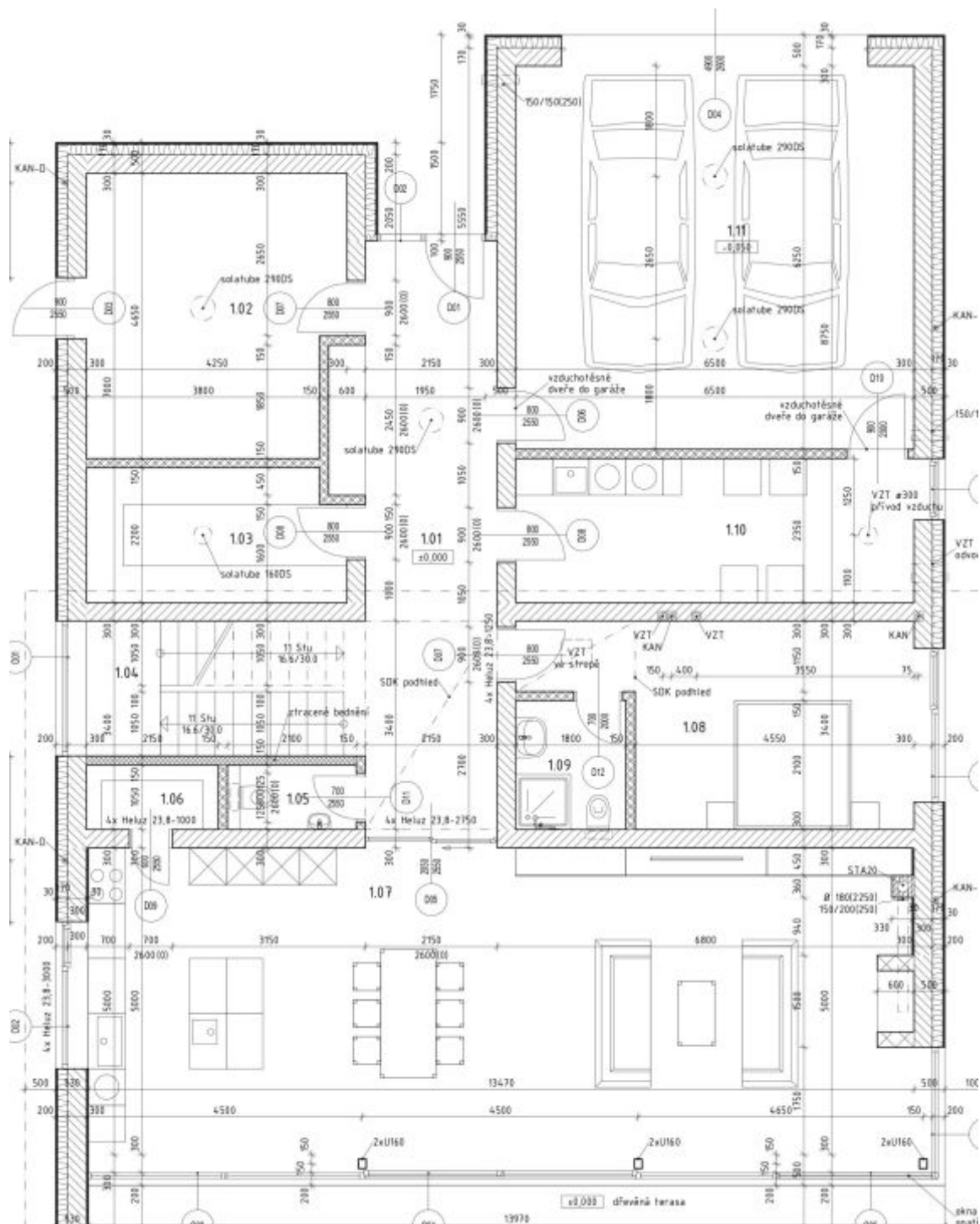




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