



## House Five-bedroom (6+1)

Sold

380 m<sup>2</sup>, Praha 5, Košíře, Nad Turbovou





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|                  |                    |
|------------------|--------------------|
| Plot             | 738 m <sup>2</sup> |
| Foot print       | 138 m <sup>2</sup> |
| Garden           | 600 m <sup>2</sup> |
| Parking          | Garage             |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 37103              |

This spacious family house with a well-thought-out terrace system providing panoramic views of the metropolis and beautiful unobstructed views of the greenery is part of a quiet residential area in Prague 5 - Košíře. Perched high above the city center, it is surrounded by parks and within easy reach of all services.

On the ground floor, there is a main living area with a living room with a **fireplace and a terrace**, a kitchen and a dining area, a study/guest bedroom, a toilet, a hallway, and a vestibule with **direct access to the garage**. The 1st floor consists of 3 bedrooms, a dressing room, a toilet off of the central hall by the staircase, 2 bathrooms (one with a bathtub, shower, and double sink, the other with a shower, toilet, and sink). In the basement, there is a common room with a **fireplace** and an adjoining **garden terrace** with an outdoor fireplace, an open study, a bathroom (shower, toilet, washbasin), a utility room, a laundry room with a dryer, and 2 storage/dressing rooms for seasonal clothing.

The house is in great technical condition, but new owners may choose to renovate or upgrade it. The price includes a complete **project** by architect Martin Sladký from the **de.Fakto studio** for the exterior, interior, and equipment, all planned down to the last detail.

Its location on a cul-de-sac guarantees **perfect privacy and tranquility**. All services are within walking distance: right by the house is a high school and within a 15-minute walk is a kindergarten and elementary school, a post office, grocery store, pharmacy, library, pastry shop, or sports hall. There is a bus stop 500 meters from the house with fast links to the metro station and the **Anděl** shopping and entertainment center. The surroundings offer plenty of green spaces, such as the popular **forest park in Cibulka**, which is part of the **large Košíře-Motol nature park**.

Useable area 380 m<sup>2</sup>, built-up area 138 m<sup>2</sup>, garden 600 m<sup>2</sup>, land 738 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.

