



## House Four-bedroom (5+kk)

Sold

273 m<sup>2</sup>, Prague 10, Pitkovice





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Plot	983 m <sup>2</sup>
Foot print	223 m <sup>2</sup>
Garden	760 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	C
Reference number	40505

This modern family villa with a beautifully landscaped garden and outdoor pool is part of a quiet part of Prague Pitkovice, which is located in the Botič-Milíčov Nature Park. The house is located next to a park with ponds, only a few minute's drive from complete infrastructure, including a metro station.

On the entrance level, there is a living room with a ceiling open all the way up to two floors, a kitchen with a dining area and a **covered garden terrace**, a master bedroom with an en-suite bathroom and **dressing room**, a guest toilet, a pantry, a utility room, and a vestibule. The first floor consists of a gallery, a study with a **glass wall** towards the open space of the living room, 2 bedrooms, a **terrace**, a bathroom, and a toilet.

The entire villa has **Tarrington house air-conditioning**, underfloor heating, ceramic tiles, Sulko **aluminum windows** with **electric Isotra exterior blinds**, and a **Jablotron** security and camera system. The German **next125** brand kitchen is equipped with backlit ceilings and **De Dietrich, AEG, and Samsung** appliances. A number of built-in cabinets provide plenty of storage space, and heating is provided by a Buderus gas boiler. Parking is in a **double garage**. The garden is irrigated with rainwater, and there is a sitting area under an aluminum **pergola** and a **swimming pool**.

The new residential area is located by the **Pitkovice Ponds**, which are surrounded by a **park** with children's playgrounds, trails, gazebos, and a pétanque court. In the neighboring district of Uhříněves, there is a kindergarten and elementary school, medical services, shops, a post office, but also a cinema, theater, and mini-brewery. Transport connections are provided by buses, which can be used to get to the Háje, Opatov, and Želivského metro stations or to a railway station with direct connections to the Main Railway Station.

Usable area 273 m<sup>2</sup>, built-up area 223 m<sup>2</sup>, garden 760 m<sup>2</sup>, plot 983 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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