



House Six-bedroom (7+1)

304 m², Prague 5, Velká Chuchle

€ 1 849 990 | CZK 46 000 000





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Total area	304 m ²
Plot	773 m ²
Foot print	232 m ²
Floor area	231 m ²
Terrace	30 m ²
Parking	2 garage parking spaces and parking in front of the house
Cellar	-
PENB	C
Reference number	40699

This newly built timeless multi-generational villa with a bright and airy interior is part of a new residential neighborhood set in a very quiet and green area right next to the Radotín-Chuchle Grove. From the top floor of the house, which has been completed to a high standard, there are beautiful views of the surrounding landscape.

The entrance level features a staircase hall with a walk-in closet, a vestibule, and a **garage** with direct access to the house as well as to a utility and storage room. Half a level up is the main living area—an open, **southwest-facing space** for the living room, dining area, and kitchen, with access to **two terraces**. The mezzanine floor includes a bedroom with an en-suite bathroom and walk-in closet, plus a second bedroom. The next floor is dedicated to a second living room with a kitchen, a bedroom, and a bathroom. The top level can serve as a children's room or a home office.

This low-energy house is fitted with aluminum windows, entrance doors, and lift-and-slide doors (HS portal) with triple-glazed insulating glass, **Swiss warm-edge non-metal spacers**, and **triple sealing**. Premium features include **wooden floors**, frameless wooden interior doors, a **Nolte** kitchen with an **Indian granite** countertop, bathrooms with luxury finishes including large-format Italian tiles, **Hüppe** showers, a **Villeroy & Boch** bathtub, and **Hansgrohe** fixtures. Additional amenities include underfloor heating/cooling connected to a **Wolf heat pump**, a **heat recovery system**, and preparation for air conditioning. The garage offers **two parking spaces**, with an additional space available on the paved area in front of the house.

This pleasant location is surrounded by a **nature park**, yet within a short driving distance of all amenities. A kindergarten and primary school are within a 5-minute drive. Public transport is provided by buses connecting to Chuchle railway station or Smíchovské nádraží metro station.

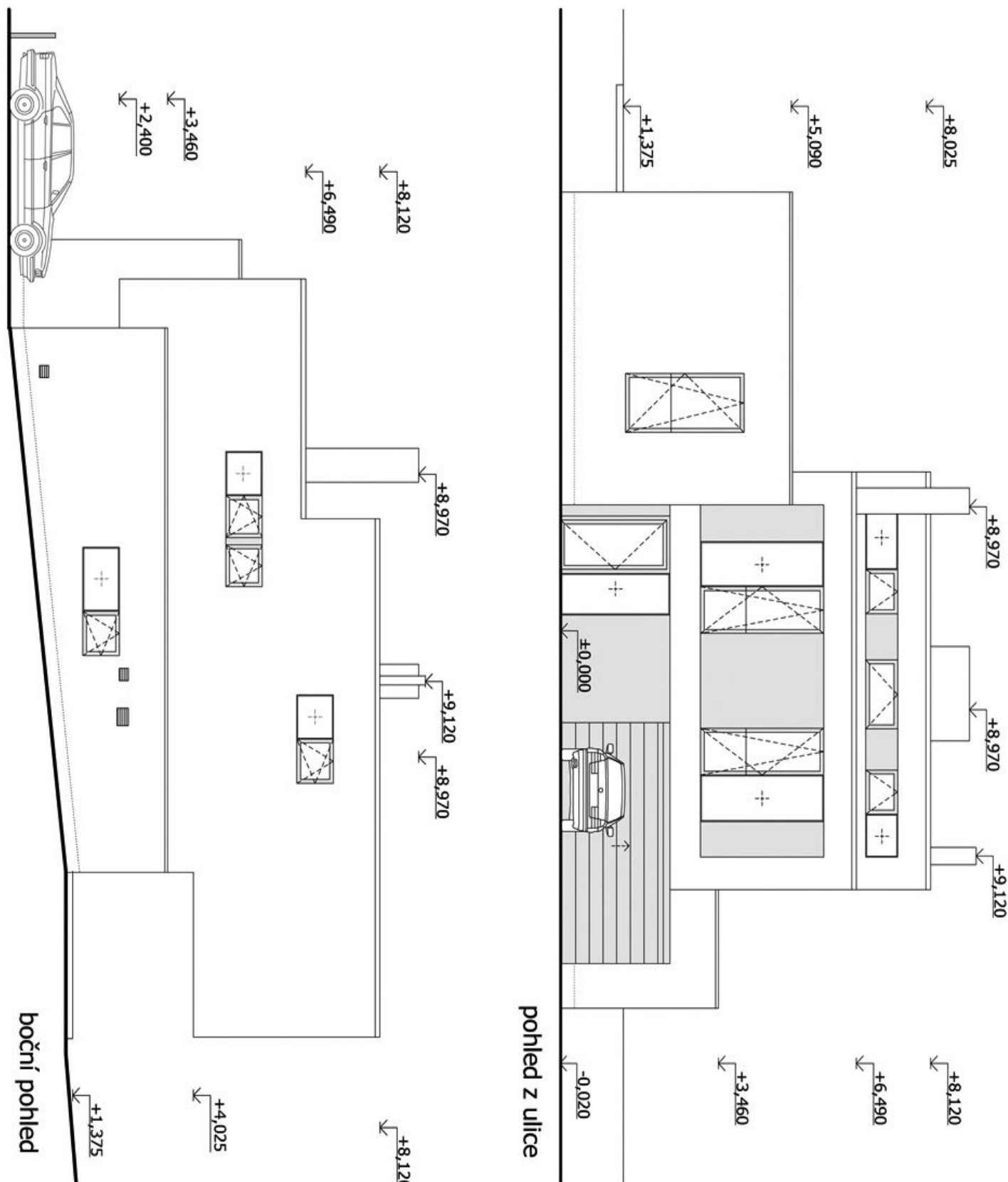
Total area 303.8 m² (including a 43.2 m² garage, 16.6 m² and 12.9 m² terraces). built-up area 231.6 m², garden 541.4 m², plot 773 m².



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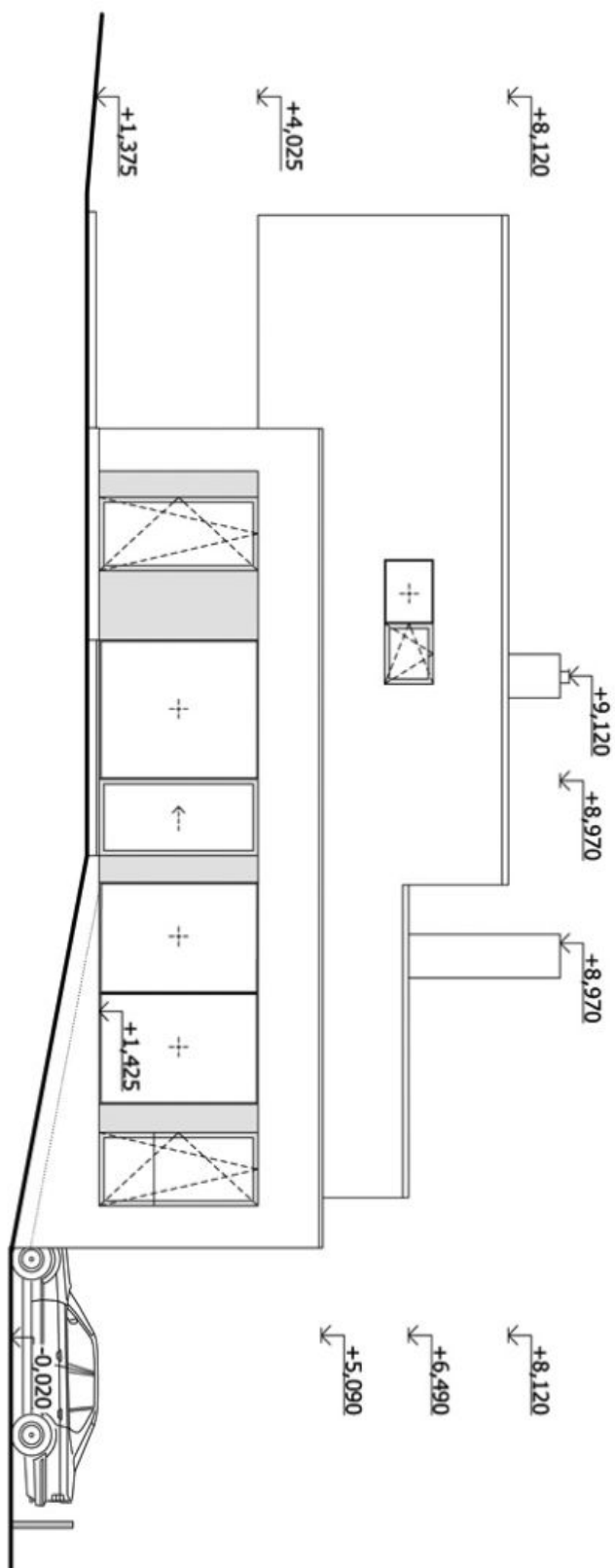
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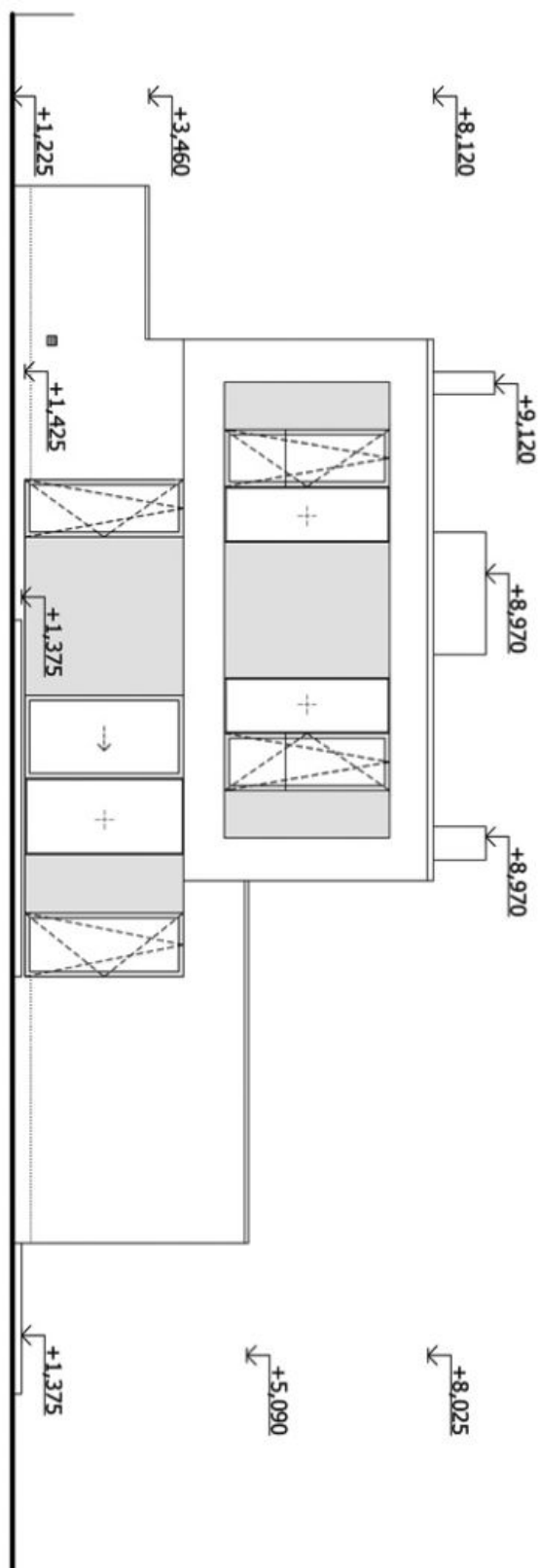


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boční pohled



pohled ze zahrady

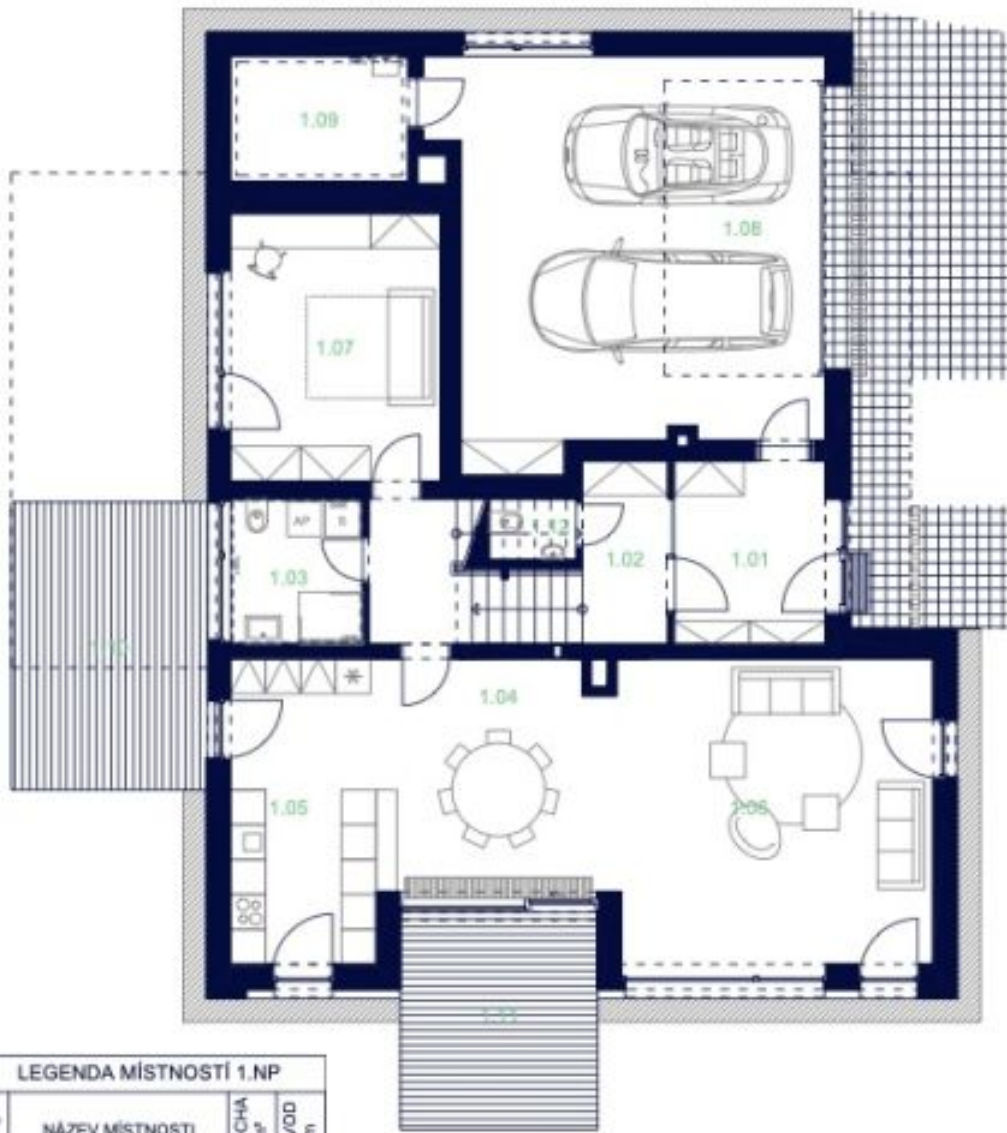




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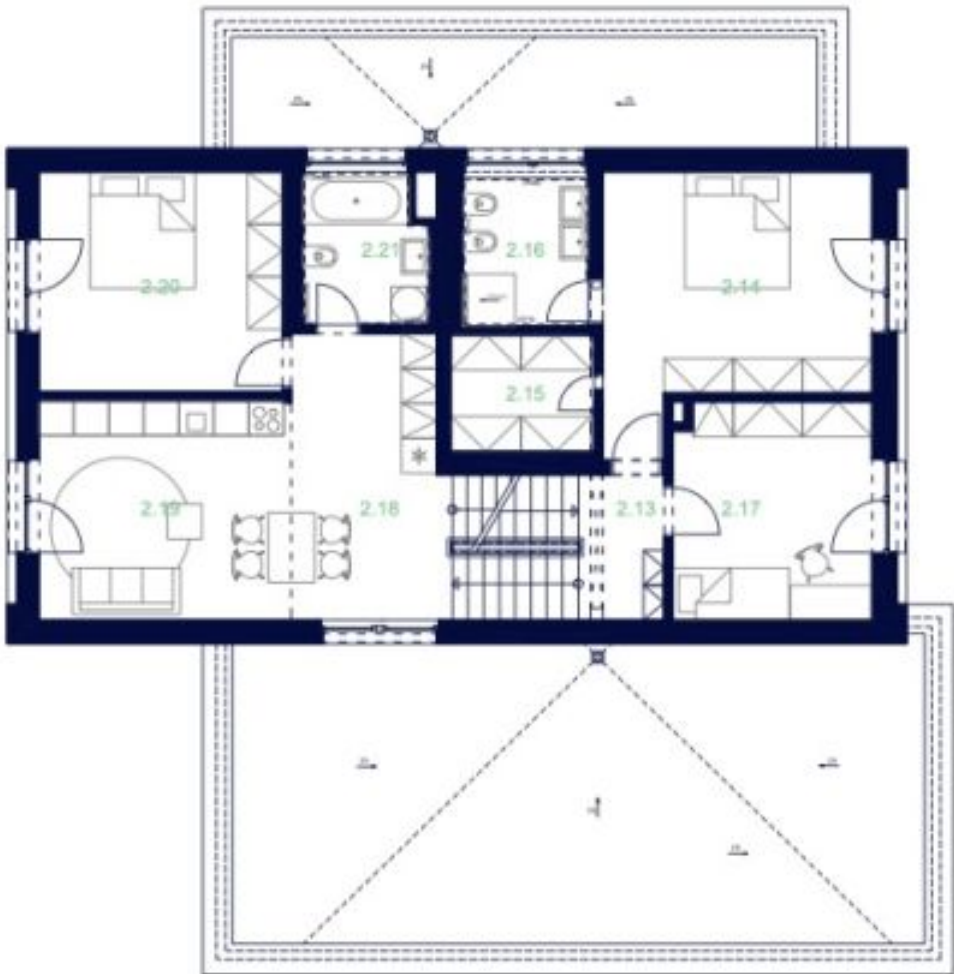
LEGENDA MÍSTNOSTÍ 1.NP			
ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA m²	OBYVOD m
1.01	ZÁDVEŘÍ / VSTUP	8.5	12.0
1.02	HALA S SCHODIŠTĚM	11,6	17.9
1.03	KOUPELNA / PRANÍ	5,6	9.4
1.04	JÍDELNA	16.1	16.6
1.05	KUCHYŇ	15.1	17.0
1.06	OBÝVACÍ POKOJ	28.2	23.2
1.07	PRACOVNA/POKOJ HOST	16,8	16.6
1.08	GARÁŽ	43.2	29.9
1.09	TECHNICKÁ MÍSTNOST	6.7	10.7
1.10	TERASA 1	16,6	16.6
1.11	TERASA 2	12.9	14.6
1.12	WC	1.60	5.1



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LEGENDA MÍSTNOSTÍ 2.NP			
ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA m²	OBVOD m
2.13	SCHODIŠTĚ	9.4	13.1
2.14	LOŽNICE	19.4	20.4
2.15	ŠATNA	4.9	8.9
oo	KOUPELNA 1	5.5	9.4
2.17	POKOJ 1	9.4	14.8
2.18	CHODBA	12.1	16.2
2.19	POKOJ 2	16.0	16.2
2.20	POKOJ 3	16.0	16.2
2.21	KOUPELNA 2	5.4	9.6
2.22	PRACOVNA	11.4	14.9



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ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA m²	OBYVOD m
2.22	PRACOVNA	11.4	14.9