



House Four-bedroom (5+kk)

Sold

247 m², Praha-západ, Hostivice, Liliová





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Total area	247 m ²
Plot	899 m ²
Foot print	169 m ²
Garden	730 m ²
Floor area	224 m ²
Terrace	23 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	43657

This modern, timeless, quality family house designed by a renowned architectural studio is surrounded by a large southeast-facing garden. A quiet location on a cul-de-sac in a new residential development in the village of Hostivice, located on the western outskirts of Prague.

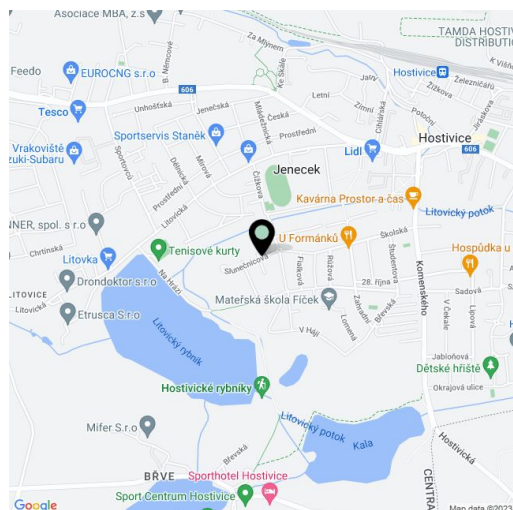
The ground floor consists of a **forty-meter open space** with a living room, dining room, and kitchen, a study/guest bedroom, a bathroom (with a toilet and shower), a utility room, and a foyer. The dining room and living room space are extended by a **garden terrace** (22.5 sq. m.) perfect on warm days. The private zone on the first floor consists of a master bedroom with a walk-in wardrobe and en-suite bathroom (bathtub, shower, toilet), a second bedroom with its own dressing room, a children's room, a bathroom (with a shower and a preparation for a sauna), and a separate toilet.

Large-format aluminum windows let plenty of light into the house, which can be shaded with electrically controlled **exterior window blinds**. The exposed concrete ceilings of up to 3.5 m in height provide a sense of openness. The kitchen is fully equipped, and the cooking island has an induction hob with an integrated pull-out hood. The **energy-efficient house**, completed in **2019**, is heated by a gas condensing boiler with a 300 l DHW tank heated by solar panels. **Underfloor heating** with thermostats in individual rooms. The heat source can be converted to a heat pump. There are **solar panels** on the roof, and in the spacious **garden with automatic irrigation**, there is a **fireplace and preparation for a Jacuzzi**, and parking is provided by a **double garage**. The house is guarded by a **security system** with an alarm.

The popular residential area stands out for its **perfect accessibility to Prague** and range of services offered. State and private kindergartens, elementary schools, shops including supermarkets, medical services, and **sports grounds** operate in the village. You can get to the city in just a few minutes by suburban bus or train; the Prague Ring Road speeds up traveling by car. Hiking and bike trails lead through the surrounding area, for example, through the **Hostivické rybníky natural monument**. The protected landscape areas of **Český Karst** and **Křivoklátsko** are only a short drive away.

Usable area 247.15 m², of which is interior 177.2 m² and 23 m² terrace, built-up area 169 m², garden 730 m², plot 899 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

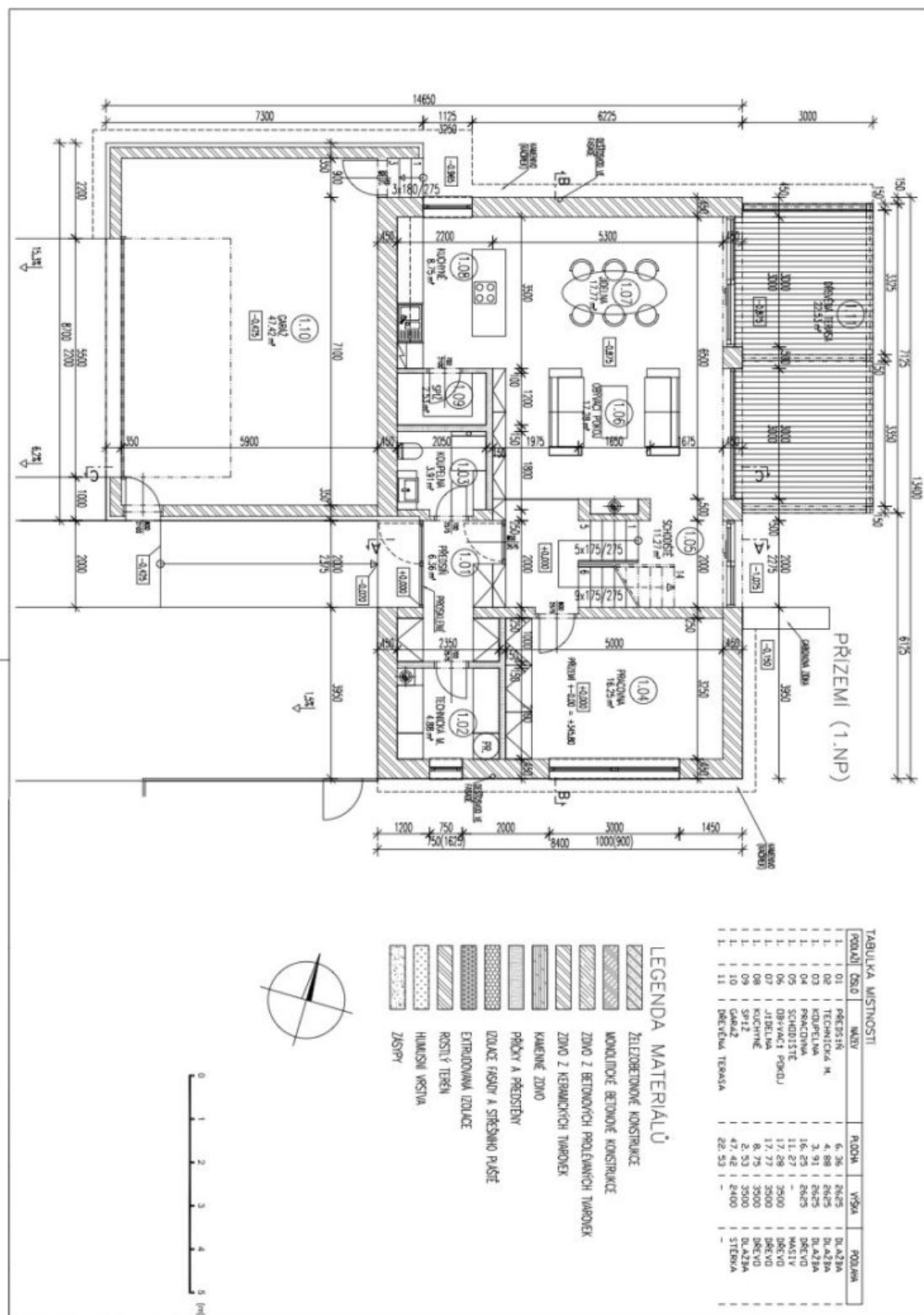




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