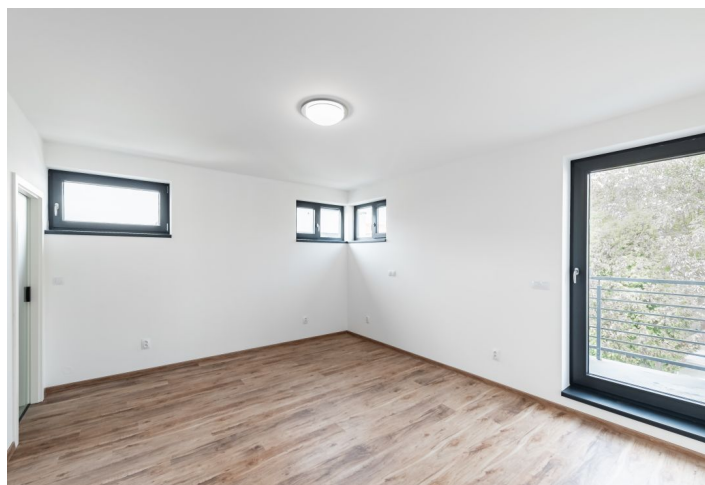




## House Four-bedroom (5+kk)

€ 1 252 529 | CZK 30 950 000

206 m², Prague 5, Stodůlky, Rotavská





## House Four-bedroom (5+kk)

€ 1 252 529 | CZK 30 950 000

206 m², Prague 5, Stodůlky, Rotavská

Plot	589 m²
Foot print	130 m²
Garden	469 m²
Parking	2 parking spaces
Garage	Yes
Cellar	-
PENB	B
Reference number	101172

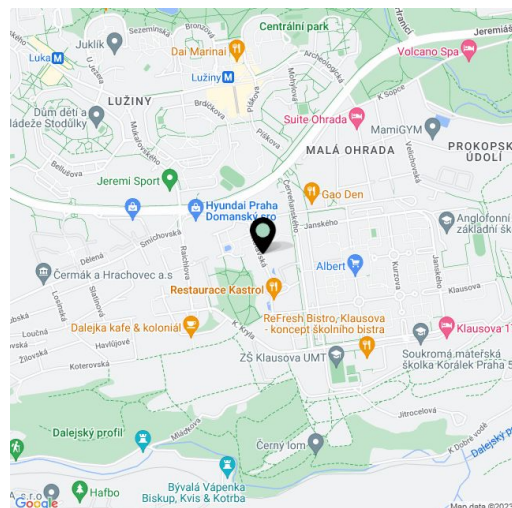
This recently completed newly-built family house with a bright interior, a practical layout, and a garage accessible with a "dry foot" is located in a quieter part of the Stodůlky district near Dalejský Park and within walking distance of full civic amenities.

The ground floor consists of a living room, adjoining dining room, and kitchen. There is also a study/guest room, a bathroom, and a foyer with a walk-in wardrobe. Sliding doors lead to the **garden** from the living room and dining room, and there is enough space for a large built-in wardrobe in the hall. The first floor contains a master bedroom with a **balcony**, a dressing room, and an en-suite bathroom (shower), another 2 bedrooms, a utility room, and a large central bathroom (**freestanding bathtub and walk-in shower**) with access to the balcony.

The house, made of **Porotherm heat-insulating bricks**, was completed in **2023**. The entire house has **underfloor heating**; the living rooms have vinyl flooring; large-format tiles elsewhere. The primary heat source is a gas boiler, and there is also a **wood-burning fireplace** in the living room. Doors are by the **Sapeli** brand, windows are plastic with **triple glazing and exterior electrically controlled blinds**. The kitchen is fully equipped with Electrolux appliances, including a **wine fridge** (all under warranty). Facilities include a preparation for a camera system, a wooden terrace, and automatic irrigation, a **retention tank** is already built in. In addition to parking in the **garage** with direct access to the house, there are **2 more parking spaces on the property**.

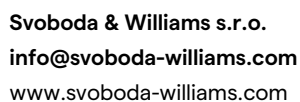
The area is ideal for a happy family life. Within walking distance, there are private and state kindergartens, a classical elementary school, and a **Scio school**. The Deutsche Schule Prag is also nearby. You can walk from the house to supermarkets, cafes, several restaurants, playgrounds, and numerous sports fields, a pharmacy, a health clinic, or a post office. In addition, the area is very pleasant thanks to the landscaped green areas. Not far from the house is Dalejský Park, as well as the extensive Prokopské and Dalejské údolí nature parks, where you can spend hours in nature. Buses from a nearby stop provide connections to the Nové Butovice metro station, and the Lužiny metro station can be reached in about 15 minutes on foot. When traveling by car, the quick connection to the Prague Ring Road is an advantage.

Usable area 205.8 m², built-up area 130 m², garden 469 m², plot 589 m².



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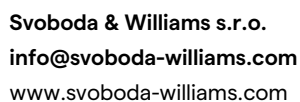
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