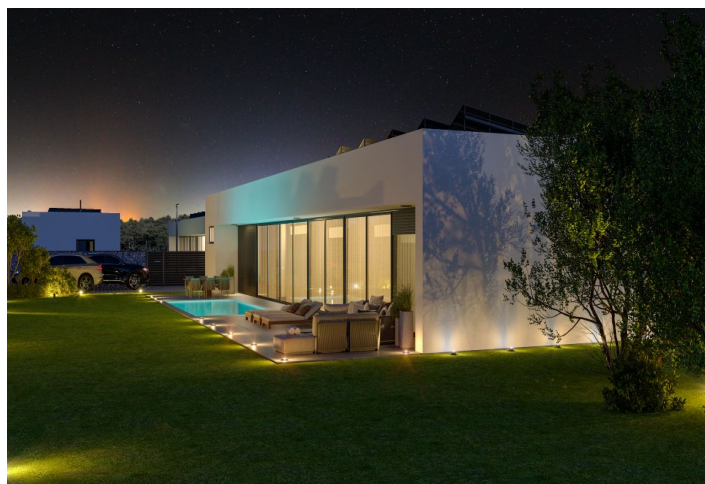




House Four-bedroom (5+kk)

204 m², Praha-západ, Ptice

€ 781 060 | CZK 19 300 000





House Four-bedroom (5+kk)

€ 781 060 | CZK 19 300 000

204 m², Praha-západ, Ptice

| | |
|------------------|---------------------|
| Usable area | 204 m² |
| Plot | 939 m² |
| Foot print | 204 m² |
| Garden | 735 m² |
| Floor area | 179 m² |
| Terrace | 25 m² |
| Parking | Parking on the plot |
| Cellar | - |
| PENB | A |
| Reference number | 102729 |

The new build, energy-efficient and barrier-free family house finished to a high-quality standard, including garden landscaping, is part of a minimalist and sustainable residential project emerging in the developing village of Ptice, located in a nice area on the outskirts of Prague.

The very practical single-story layout offers a more than 50-meter living room with a preparation for a kitchen and access to the garden terrace, a master bedroom with a dressing room and an en-suite bathroom, another 2 bedrooms with their own bathrooms, a separate toilet, a study, a utility room, and a foyer.

The building has an energy rating of A, which guarantees low operating costs. Photovoltaic panels and recuperation will help keep them low, and facilities include aluminum entrance doors in anthracite, underfloor heating throughout the house, an electric boiler, air-conditioning, vinyl floors, or 60 x 60 cm tiles. Thanks to the glazed HS portals across the entire wall, the interiors will be full of natural daylight. A swimming pool, sauna, or garden house can be built for an additional fee. It is also possible to hand over the house in a shell & core state, allowing the interior to be completed according to your own ideas and needs. Parking is provided on a paved plot on the property.

The village has a kindergarten, a grocery store, and several sports fields, such as football pitches, tennis courts, and a children's playground. There is also an equestrian center with stables for horses, and another popular activity is fishing on the local pond. Ptice is perfectly accessible thanks to the nearby D5 and D6 highways, and the drive to the airport takes about 20 minutes. There is also an excellent connection to Prague via suburban buses that terminate at the Zličín metro station (a stop is located a short distance from the house).

Usable area 203.99 m², of which terrace 25.2 m, built-up area 203.99 m², garden 735,01 m², plot 939 m².



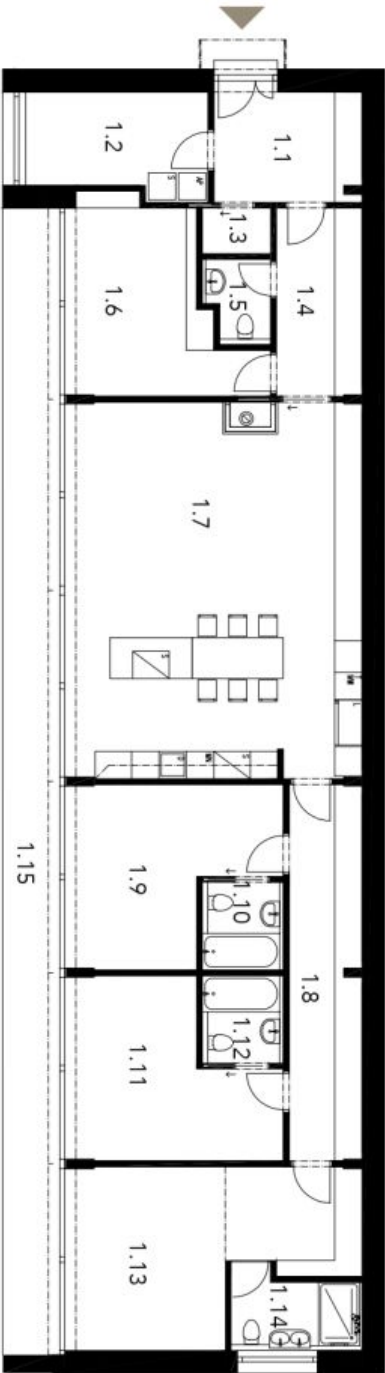
House Four-bedroom (5+kk)

€ 781 060 | CZK 19 300 000

204 m², Praha-západ, Ptice

REZIDENCE PTICE

Rodinný dům 5+kk



| | | | | | |
|-----|----------------------|----------|------|-------------------|----------|
| 1.1 | Zádvěří | 7.80 m² | 1.9 | Dětský pokoj | 15.62 m² |
| 1.2 | Techn. místnost | 8.72 m² | 1.10 | Koupelna s WC | 3.42 m² |
| 1.3 | Botník | 1.50 m² | 1.11 | Dětský pokoj | 15.62 m² |
| 1.4 | Chodba | 7.74 m² | 1.12 | Koupelna s WC | 3.42 m² |
| 1.5 | WC | 2.47 m² | 1.13 | Ložnice se šatnou | 21.04 m² |
| 1.6 | Pracovna | 14.48 m² | 1.14 | Koupelna s WC | 4.70 m² |
| 1.7 | Obývací pokoj s k.k. | 53.83 m² | 1.15 | Krytá terasa | 25.20 m² |
| 1.8 | Chodba/šatna | 13.13 m² | | | |

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

rezidenceptice.cz
info@svoboda-williams.com

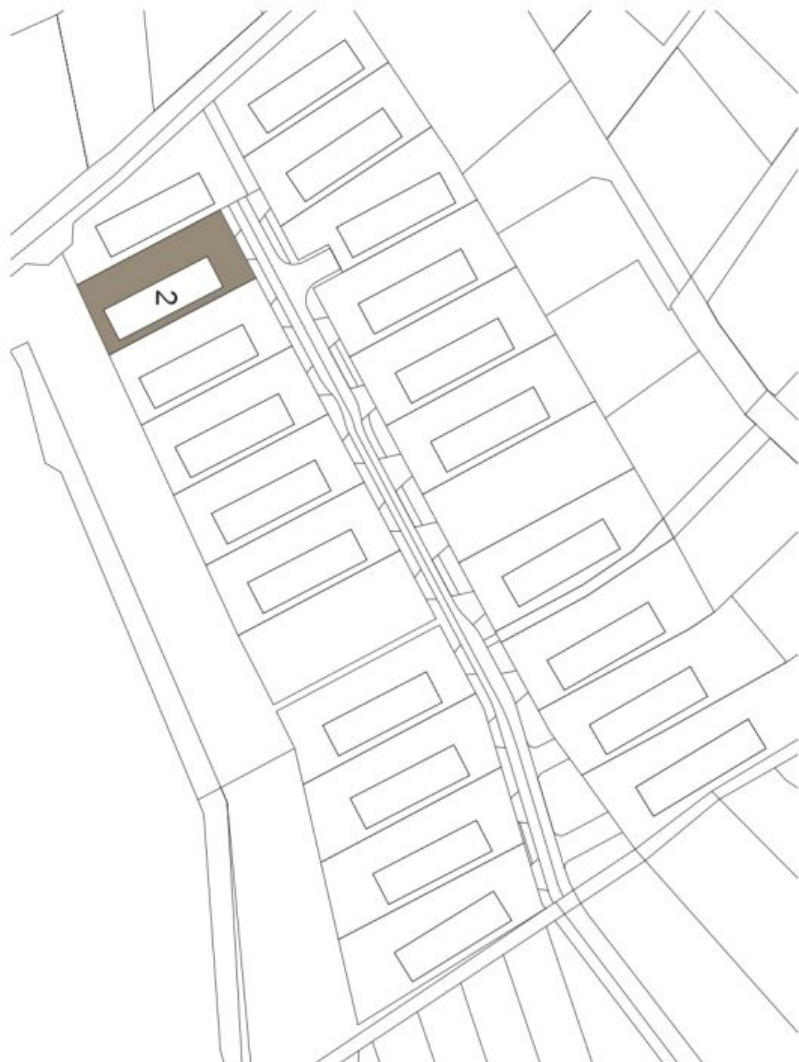
Na Zátorce 1, 160 00, Praha 6
+420 724 551 238



House Four-bedroom (5+kk)

€ 781 060 | CZK 19 300 000

204 m², Praha-západ, Ptice



REZIDENCE PTICE

Cellková situace

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

rezidenceptice.cz
info@svoboda-williams.com

Na Zátorce 1, 160 00, Praha 6
+420 724 551 238