



House Four-bedroom (5+kk)

236 m², Praha-západ, Průhonice, Kunratická

€ 1 213 679 | CZK 29 990 000





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Plot	1 405 m²
Foot print	156 m²
Garden	1 285 m²
Parking	Garage
Garage	Yes
Cellar	-
Reference number	102813

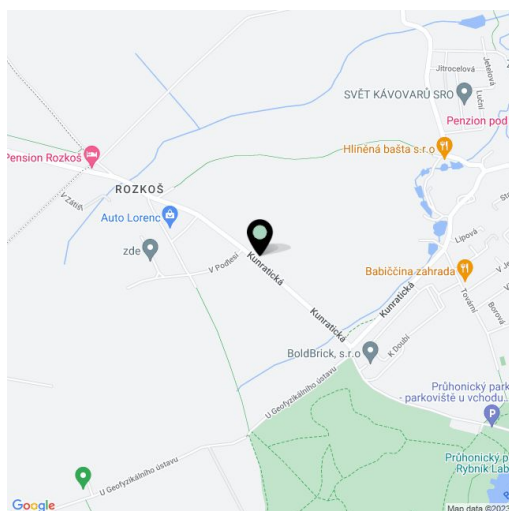
This offer of a family house in a state of rough construction is set on a large plot with the possibility of building another house. This quiet southwestern part of Průhonice, just a few steps from the castle park and several ponds, allows for quick connections to Prague by car or suburban bus.

The ground floor is dominated by a generously designed living space with access to the future **garden terrace**. There is also a guest room/study, space for a separate toilet, a pantry, and a foyer with direct access to the **garage**. The garage is connected to the utility room. Upstairs is the master bedroom with space for a dressing room and an en-suite bathroom, another 2 bedrooms, a hallway, and a preparation for a central bathroom.

The house will be handed over with a **completed facade, roof, and aluminum windows** with triple glazing and a preparation for **exterior window blinds**. It is possible to build a second family house on the other part of the plot, the **project** for which is part of the offer. A **building permit** for a second house has already been issued.

This quiet place is located in a **new residential development** directly adjacent to **Průhonický Park**. There is a restaurant nearby, and other amenities are in the center of the village less than 5 minutes away by car. A shopping area, **water park**, or the **Sunny Canadian international school** are within a short driving distance. It takes just 12 minutes to get to the **Opatov metro station** by bus, and by car you can quickly connect to the D1 highway and the Prague Ring Road.

Floor area 236 m², built-up area 156 m², garden 1,285 m², plot 1,405 m².

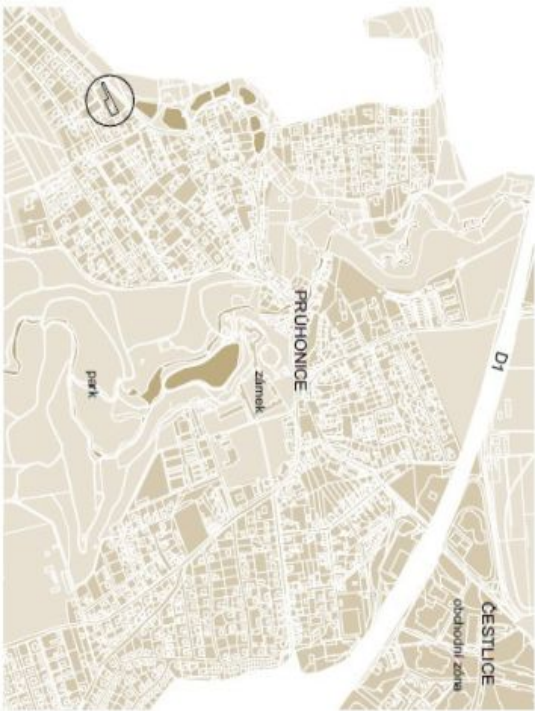




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Podlažná plocha byla dle platných právních předpisů
včetně místnosti byt a také plochy pod nadvorní i venkovní
zahrádou, přičemž se o plochy, která je
vymezená dvorovou zónou byla. Plochy zahrady
místnosti jsou podle obecných výkazů zahrady
včetně plochy pod nadvorní i venkovní
zahrádou. Rozsah plochy je specifikován ve
dvoře úpravy.

POZNÁMKA

SITUACE SCHEMA



0 1 2 3 4 5

legenda místností

RD Průhonice

výměra pozemku 854 m²

dispozice RD 5+kk

užitná plocha 214,01 m²

podlahová plocha 236,62 m²

1.01 zahrádka 11,41 m²

1.02 garáž 26,75 m²

1.03 technická místnost 5,84 m²

1.04 wc 2,21 m²

1.05 obývací pokoj 80,79 m²

1.06 pokoj 10,29 m²

1.07 spíž 2,22 m²

- užitná plocha 1NP 119,45 m²

- podlahová plocha 1NP 128,66 m²

1.08 terasa 18,51 m²

2.01 chodba 11,85 m²

2.02 šatna 8,58 m²

2.03 ložnice 19,25 m²

2.04 koupelna 7,51 m²

2.05 pokoj 19,00 m²

2.06 pokoj 18,67 m²

2.07 koupelna 9,70 m²

- užitná plocha 2NP 94,56 m²

- podlahová plocha 2NP 107,98 m²

2.08 terasa 13,25 m²

2.09 terasa 10,98 m²