



## House Four-bedroom (5+kk)

204 m², Praha-západ, Ptice

€ 785 107 | CZK 19 400 000





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Usable area	204 m²
Plot	869 m²
Foot print	204 m²
Garden	665 m²
Floor area	179 m²
Terrace	25 m²
Parking	Parking on the plot
Cellar	-
PENB	A
Reference number	102827

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 665,01 m², plot 869 m².



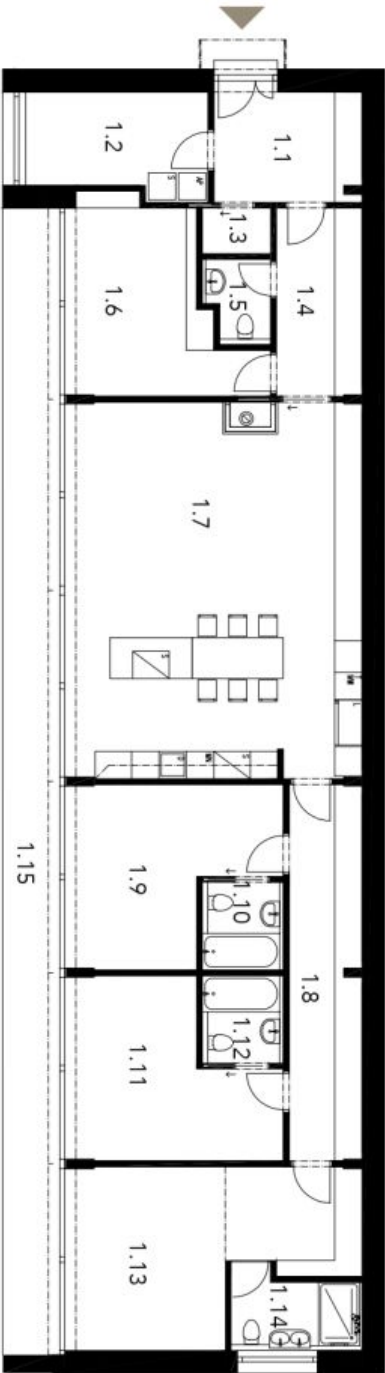
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REZIDENCE PTICE

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





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Cellková situace

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