



House Four-bedroom (5+kk)

€ 1 732 092 | CZK 42 800 000

213 m², Prague 4, Újezd u Průhonic, Ke Splavu





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Usable area	213 m²
Plot	720 m²
Foot print	153 m²
Floor area	177 m²
Terrace	18 m²
Parking	Garage
Garage	18 m²
Cellar	-
PENB	G
Reference number	102852

This modern family house approved at the end of 2021 is surrounded by a carefully landscaped garden in a quiet location at the end of a cul-de-sac, in a new development in Prague 4 - Újezd u Průhonic between the Milíčovský Forest and the dendrological garden.

On the ground floor is a **50-meter living space** with a kitchen, dining room, and access to the **garden terrace**, as well as a pantry, a study/guest room, a bathroom, a walk-in wardrobe, a utility room with a laundry, a stairwell, and an entrance hall. The utility room and dressing room have access to the **garage**. The private zone upstairs consists of a master bedroom with a dressing room and bathroom, 2 additional bedrooms, a bathroom, and a hallway. One bedroom has a **terrace**.

The brick house was completed in 2021. Windows are mainly **aluminum**, partly plastic with triple glazing, on the ground floor with electrically controlled **exterior window blinds**. Interior doors are by **Hanák**; floors are vinyl. There is **underfloor heating** in the entire house, and the heat source is a Baxi gas condensing boiler. Bathroom faucets are by Grohe and Paffoni, and the kitchen and built-in furniture are by TN Interiér. Facilities also include a **videophone**, a **Paradox security system**, and a preparation for a camera system. The **landscape architect-designed** low-maintenance garden is automatically irrigated by a system linked to a rainwater retention tank.

The peaceful neighborhood surrounded by **greenery** is located on the outskirts of Prague in the neighborhood of the village of Průhonice. The surroundings offer a wide range of opportunities to relax in nature, whether in the **Milíčovský forest**, the **dendrological garden**, or **Průhonický Park**. There is a kindergarten and an elementary school a 3-minute drive from the house, and a grocery store is nearby. Connections to the Opatov metro station are provided by buses, and by car you can quickly connect to the D1 highway.

Usable area 213 m² (of which interior 177 m², garage 18 m² and terrace 18 m²), built-up area 153 m², garden 567 m², plot 720 m² in total.

