



## Apartment Four-bedroom (5+kk)

189 m², Prague 5, Jinonice, Na Hutmance

€ 1 132 335 | CZK 27 980 000





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Total area	217 m²
Floor area*	189 m²
Terrace	28 m²
Garden	43 m²
Parking	Private garage
Garage	Yes
Cellar	-
PENB	B
Reference number	104320

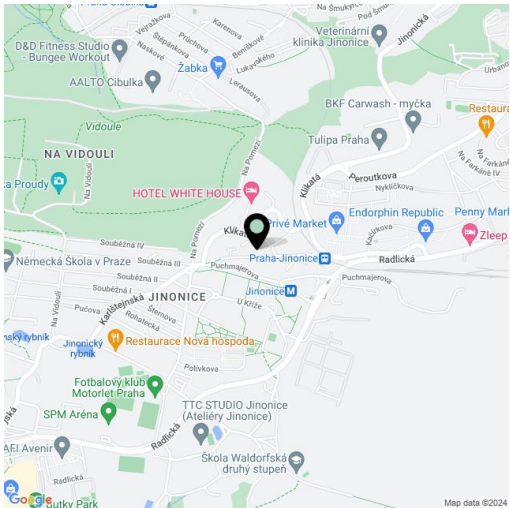
This newly built, air-conditioned terraced family house with benefits of an apartment, Jacuzzi, front garden, and garage is located on a quiet side street near the Jinonice metro station, close to the Vidoule nature monument and the new Waltrovka district with quality infrastructure.

The living room with a kitchen, dining room, and access to the terrace covers almost the entire area of the ground floor. There is also a toilet, a utility room, a stairwell, and an entrance hall with access to the garage. On the 1st floor is a master bedroom with an en-suite bathroom (with a shower), a central bathroom (with a bathtub), a study, and 2 other rooms, one of which is now used as a dressing room. The 2nd floor consists of an open space with a Jacuzzi and a connecting south-facing terrace.

The brick, very energy-efficient house was completed in 2022. Windows are wooden with triple glazing and front window blinds, floors are wooden floating and with ceramic tiles. The Sykora kitchen is equipped with built-in Siemens appliances and a Technistone worktop. The house has air-conditioning and recuperation. Heating and hot water is provided by a Vaillant gas boiler with a storage tank. There is underfloor heating on the ground floor, and radiators on the upper floors. The garage provides space for 1 car, and another car can be parked on a paved area in front of the garage.

A convenient location in close proximity to the Jinonice metro station, a supermarket, a pharmacy, cafes, and restaurants. In addition to the metro, transport connections are provided by buses and trains that run along the unique route known as the Prague Semmering, and by car you can quickly connect to the City and Prague ring roads. The surrounding area is full of greenery. Waltrovka park, the Vidoule natural monument, and the Cibulka forest park are nearby.

Floor area 217 m², terraces 13 + 15 m², garden 43 m² (plot 148 m²).



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.