



## House Six-bedroom (7+kk)

Sold

256 m<sup>2</sup>, Praha 4, Podolí, Na Kavčích horách





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Total area	256 m <sup>2</sup>
Plot	251 m <sup>2</sup>
Foot print	146 m <sup>2</sup>
Garden	89 m <sup>2</sup>
Floor area	240 m <sup>2</sup>
Parking	Free-standing garage
Garage	16 m <sup>2</sup>
Cellar	Yes
PENB	B
Reference number	101889

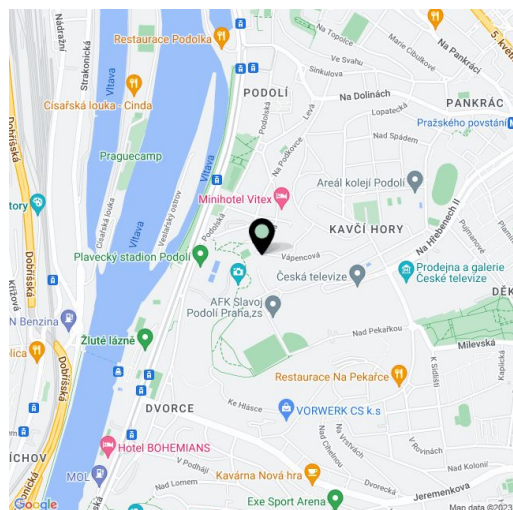
**This tastefully renovated, energy-efficient, and technologically advanced terraced family house with a quiet garden and postcard views of the Vltava River, Petřín Hill, Prague Castle, or the Podolí waterworks stands in a quiet location on the dead-end Na Kavčích Horách Street in the upper section of Prague 4 - Podolí.**

At the entrance level is a living room with an adjoining kitchen and dining area, a pantry, a guest toilet, and a staircase. The living room has access to the **terrace** and the kitchen has a **sliding glass wall to the garden**. On the first floor are 4 bedrooms, a bathroom, and a stairwell, and the basement is configured as a **separate residential unit** with a fully fitted kitchen. This lowest floor can be turned into a separate apartment/office/business with its **own private entrance**.

The house has been reconstructed to meet **passive building standards**. Technological facilities include **recuperation** and a solar panel, and **rainwater from the retention tank** is used not only to **irrigate the garden**, but also to **flush the toilets**. The large windows are **wooden** as are the floors and the bathrooms feature **designer screed surfaces**. The east-facing garden is nicely maintained and provides welcome privacy; the front garden faces west. The offer includes a **garage** located a few dozen meters from the house.

**This beautiful part of the city** is located above a former quarry, now a completely forested steep slope, under which the architecturally significant and **iconic swimming stadium** was built in the second half of the 20th century. The residential area is surrounded by **natural monuments**, and it is close to **Kavčí Hory Park**. The neighborhood's dominant landmark is the Czech Television building, and a kindergarten and primary school, the Děkanka sports stadium, the **Arkády Pankrác** shopping mall, and a metro station that will be a transfer station after the completion of the D line is nearby.

Usable area 240 m<sup>2</sup>, built-up area 146 m<sup>2</sup>, garden 89 m<sup>2</sup>, plot 251 m<sup>2</sup>, garage 16 m<sup>2</sup>.



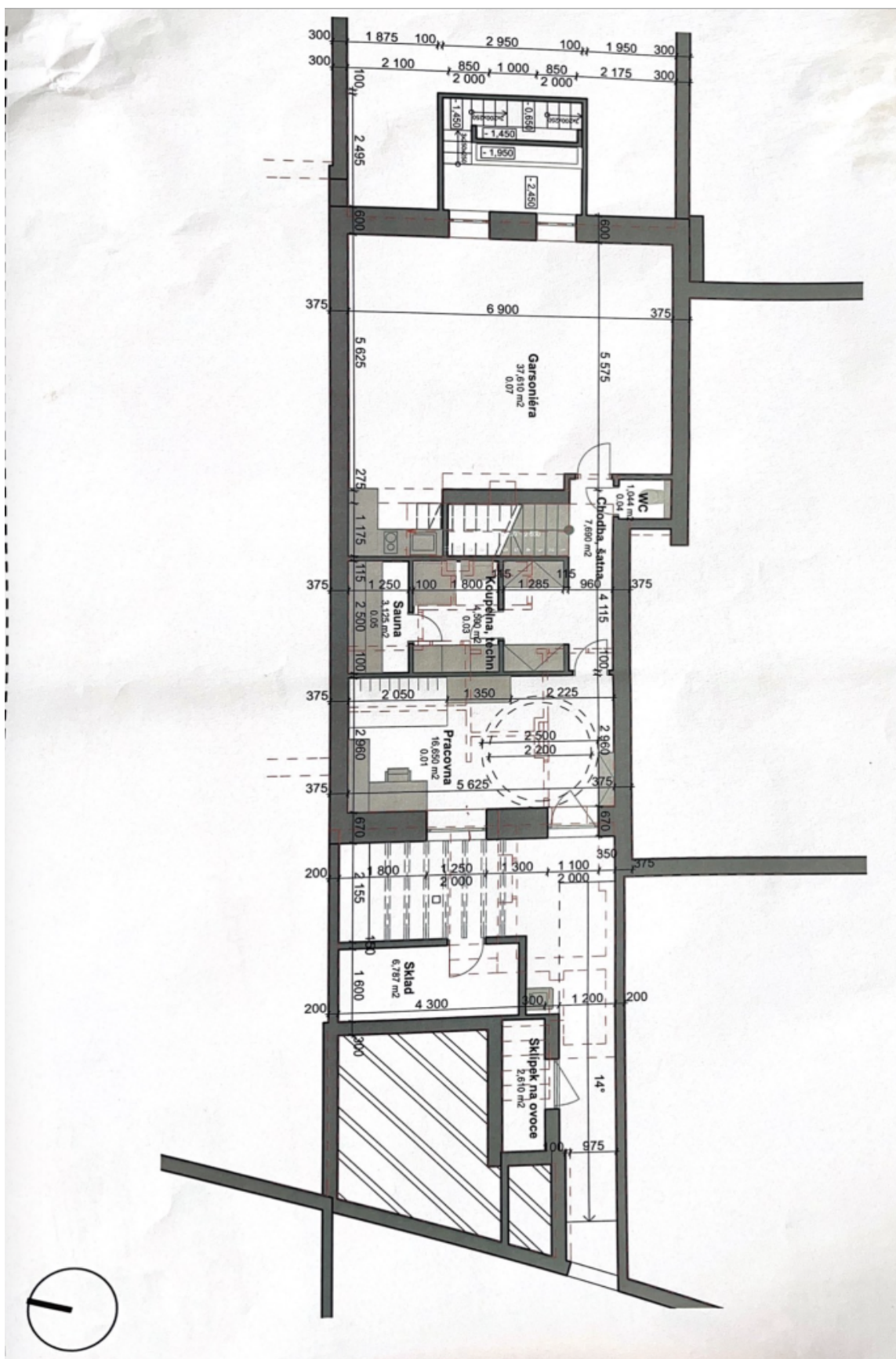




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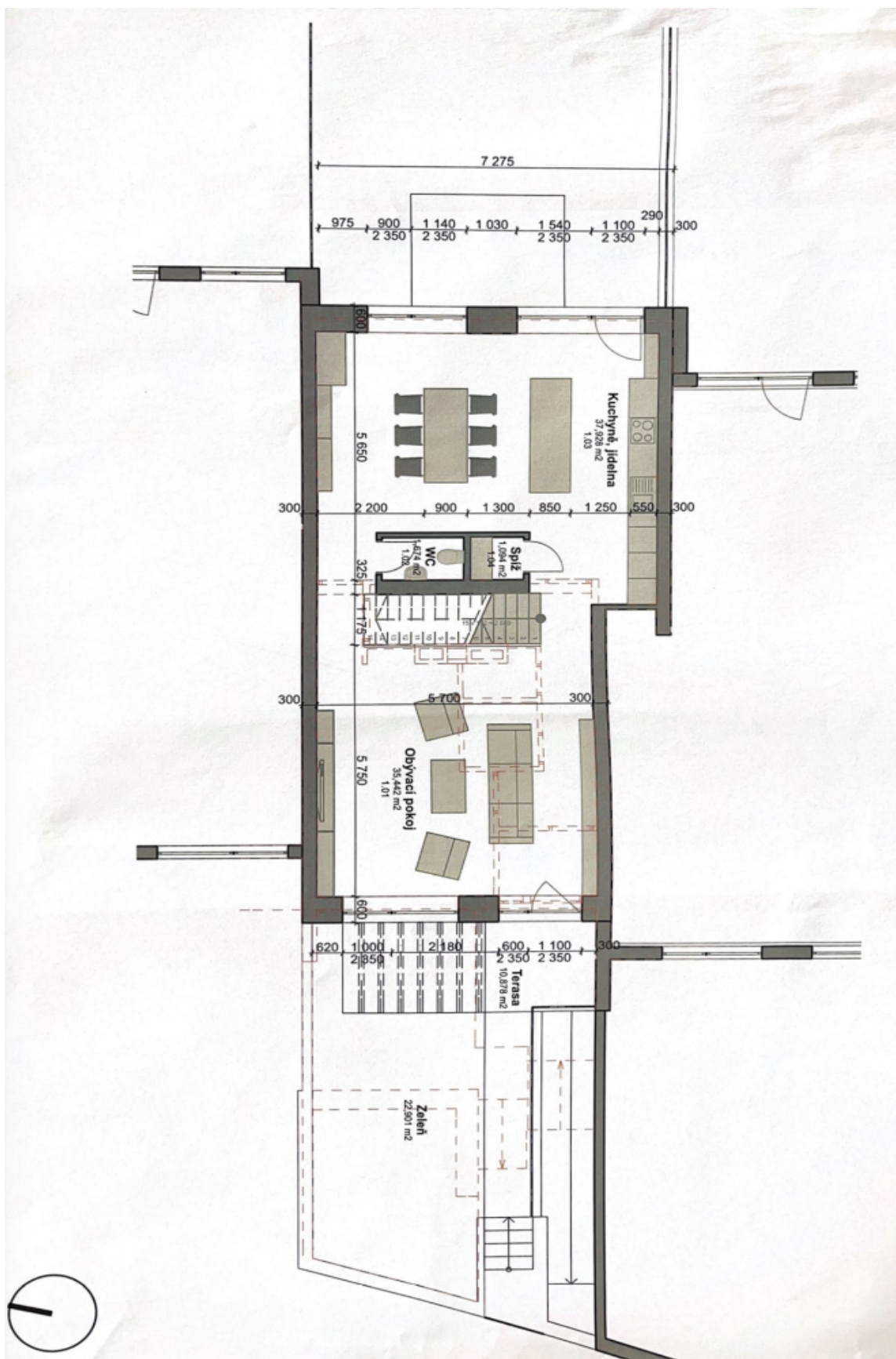




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