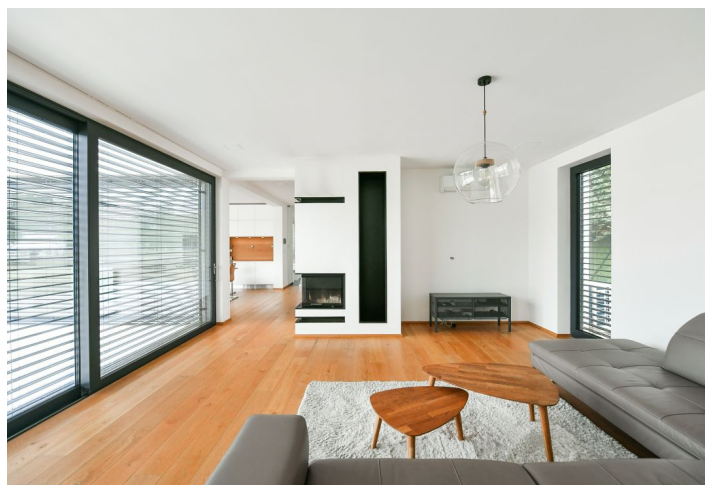




House Four-bedroom (5+kk)

€ 1 330 404 | CZK 33 300 000

253 m², Prague 4, Šeberov, Hypšmanova





House Four-bedroom (5+kk)

€ 1 330 404 | CZK 33 300 000

253 m², Prague 4, Šeberov, Hypšmanova

Plot	935 m ²
Foot print	219 m ²
Garden	716 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	102060

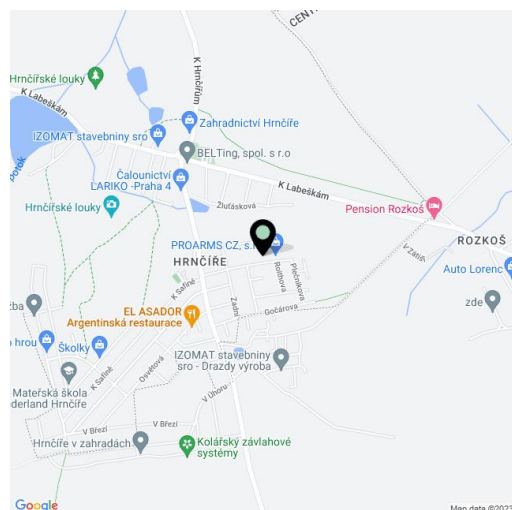
This clean, timeless villa with an airy and spacious interior, standing on a corner plot in a quiet residential part of Prague's Šeberov district near Průhonice Castle Park, will provide comfortable family living within reach of several prestigious schools.

The heart of the house is the large kitchen with a dining area and a connected living room with a sitting area by the **fireplace**. This entire **sixty-meter space** is connected by sliding glass doors to the **garden terrace**. The ground floor also consists in a study/guest room with a bathroom and storage room, a separate toilet, a pantry, a closet under the stairs, a foyer, and a **cloakroom with access to the garage**. Upstairs is a private area containing a master bedroom with a walk-in closet and bathroom, 2 other bedrooms, a central bathroom, and a stairwell with access to the **terrace**.

The entire house is connected by **thresholdless wooden floors** complemented by large-format tiles, and the rooms on the ground floor have a pleasant height of 2.8 m (2.6 m on the first floor). **Large-format aluminum Schüco triple-glazed windows** that can be shaded with **exterior window blinds** let in plenty of natural light. The interior doors are custom-made, and the kitchen with a **Technistone** worktop and **Bosch, Siemens and Liebherr** appliances was supplied by **Sykora**. The entire house has **underfloor heating** (Vaillant gas boiler as a heat source), while **air-conditioning** ensures a pleasant temperature on hot days. The facilities also include a **central vacuum cleaner** and all the light fixtures. The house is guarded by a **Jablotron** security system. There is a storage room by the **double garage** with a **heated entrance**, and rainwater from the retention tank is used for **watering the garden** (can be automated). The terrace has a preparation for building a pool or a pergola.

The residential area offers peaceful living. There is a grocery store and 2 children's playgrounds near the house, and civic amenities including a kindergarten and elementary school are in the center of Šeberov, approx. 1.5 km away. The international **Sunny Canadian School** is just 5 minutes away by car, and the **Prague British International School** or the **Da Vinci School** can be reached within 10 minutes. There is a bus stop near the house with connections to the Opatov metro station, and by car you can easily reach the Prague Ring Road or the D1 highway. The surroundings allow for nice **walks** or **bike trips** around the local ponds, the **Hrnčířská louka natural monument**, or the **Průhonice Castle Park**.

Usable area 252.83 m² (including garage 34.88 m²), built-up area 219 m², garden 716 m², plot 935 m².

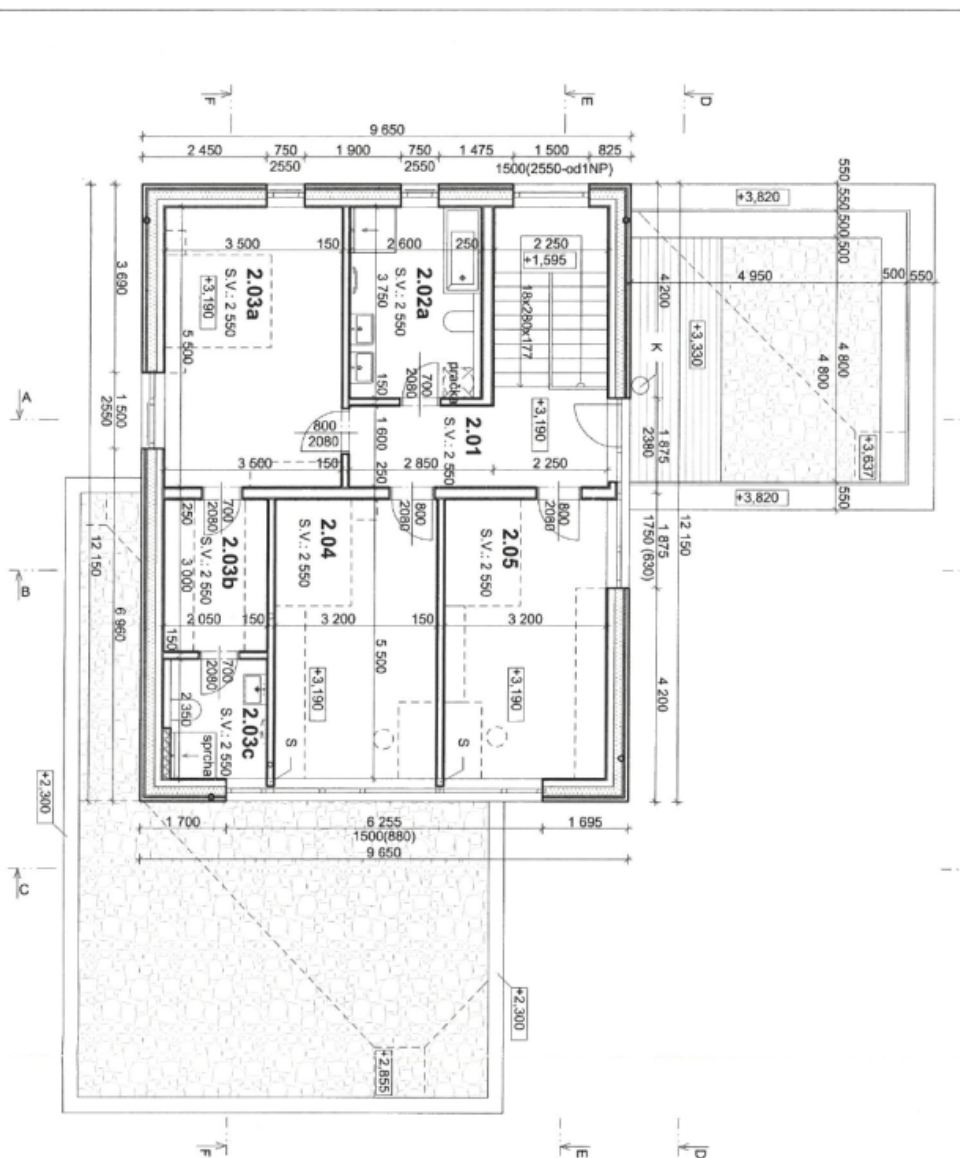




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LEGENDA MÍSTNOSTI

č. místnosti	název místnosti	m ²
2.01	Chodba	8,94
2.02a	Koupelna	9,59
2.03a	Ložnice	19,40
2.03b	Salna	6,15
2.03c	Koupelna	4,47
2.04	Pokoj	17,60
2.05	Pokoj	17,60
		83,75 m²

LEGENDA MATERIÁLŮ

	DSs 3/7, 5, 12N
	DM 25_16
	DM 15_19
	Instalace dlaždice - Ytong
	zdivo z CPP betonové ztracené bednění + beton, výztuž
	beton prasoř
	zatezobeton
	tepelná izolace
	izolace proti vodě
	zemina původní
	zpevněný základy zeminnou sítkopliškou podšyp
	kačírnek

LEGENDA

- 1/ Skladby konstrukcí a podlah viz: příloha č. 1 Technické zprávy D.1.1.1.
- 2/ Tvar svahových konstrukcí koordinoval s výkresy ve Stavební konstrukčním řešení.
- 3/ Prostupy vodotěsnými konstrukcemi a drážky ve svahových konstrukcích viz: Stavební konstrukční řešení R - hlavní domovní rozvaděč napojený na uzamčení K - nezavazovací komín Schiebel (CS 50, výška 4,7 m S - ocel. sběr - viz Staveb. konstr. řek.