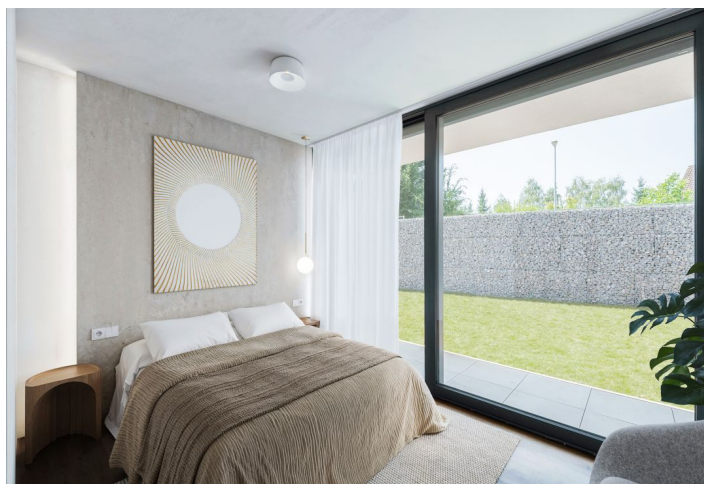




House Four-bedroom (5+kk)

€ 795 780 | CZK 19 990 000

204 m², Praha-západ, Ptice, Hlavní





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€ 795 780 | CZK 19 990 000

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Total area	204 m ²
Plot	951 m ²
Foot print	204 m ²
Garden	747 m ²
Floor area	179 m ²
Terrace	25 m ²
Parking	Parking on the plot
Cellar	-
PENB	A
Reference number	102714

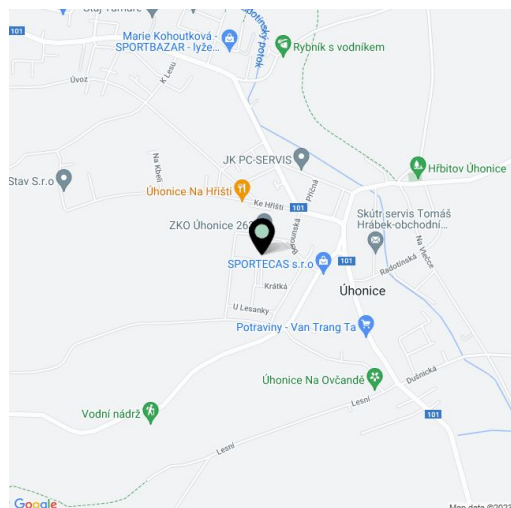
This new build, energy-efficient and barrier-free family house finished to a high-quality standard, including garden landscaping, is part of a minimalist and sustainable residential project emerging in the developing village of Ptice, located in a nice area on the outskirts of Prague.

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, exterior blinds, an electric boiler, **air-conditioning**, vinyl floors, or 60 x 60 cm floor and wall 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 747,01 m², plot 951 m².





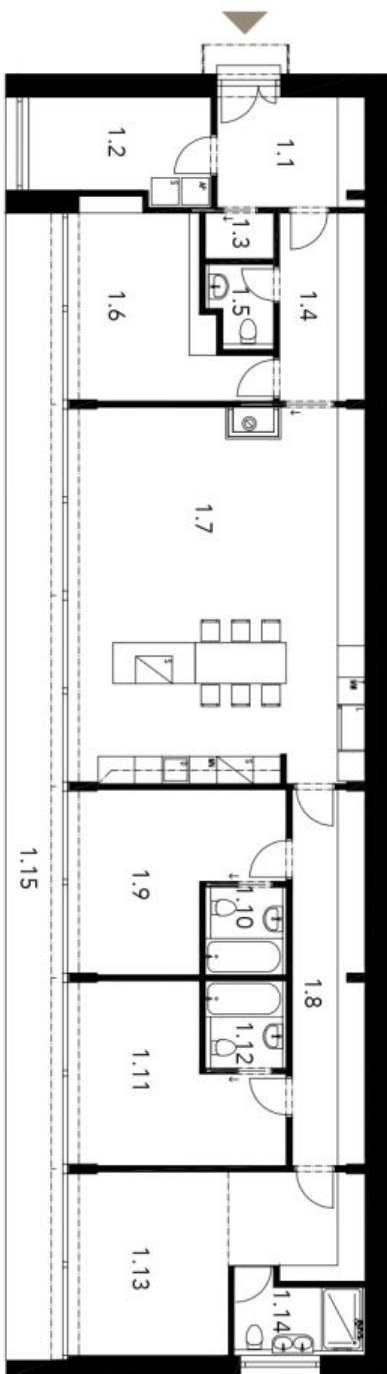
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REZIDENCE PTICE

Rodinný dům 5+kk



1.1	Zádvěří	7.80 m ²	1.9	Dětský pokoj	15.62 m ²
1.2	Techn. místnost	8.72 m ²	1.10	Koupelna s WC	3.42 m ²
1.3	Botník	1.50 m ²	1.11	Dětský pokoj	15.62 m ²
1.4	Chodba	7.74 m ²	1.12	Koupelna s WC	3.42 m ²
1.5	WC	2.47 m ²	1.13	Ložnice se šatnou	21.04 m ²
1.6	Pracovna	14.48 m ²	1.14	Koupelna s WC	4.70 m ²
1.7	Obývací pokoj s k.k.	53.83 m ²	1.15	Krytá terasa	25.20 m ²
1.8	Chodba/šatna	13.13 m ²			

EXKLUZIVNÍ ZASTOUPENÍ

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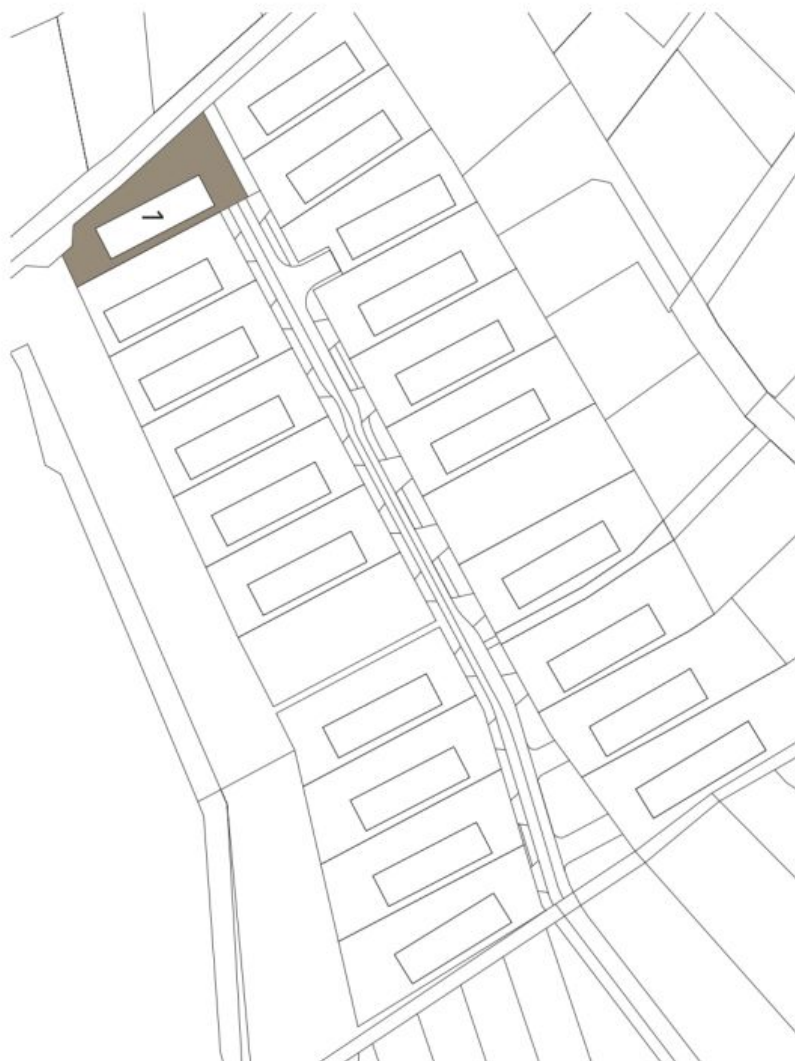
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REZIDENCE PTICE

Cellková situace

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