



## House Four-bedroom (5+kk)

Sold

188 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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Total area	188 m <sup>2</sup>
Plot	277 m <sup>2</sup>
Foot print	277 m <sup>2</sup>
Floor area	147 m <sup>2</sup>
Parking	Garage and outdoor parking spaces
Garage	41 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	102768

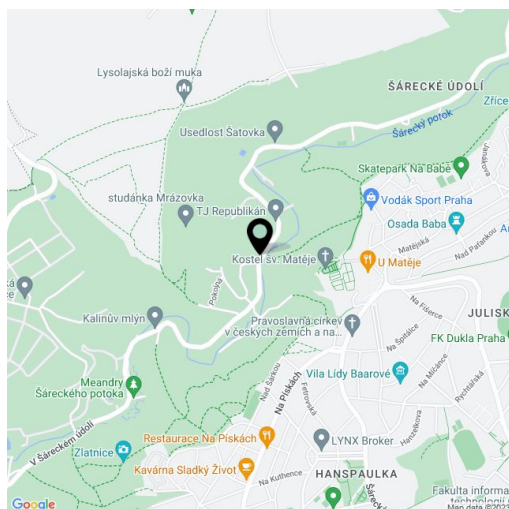
**This modern, well-lit, energy-efficient family house with a designer interior, plenty of storage space, a garage, and a sunny garden is part of a secure residential project in the Šárecké Valley in the middle of a nature park. A short driving distance from international schools, the airport, and a full infrastructure.**

The entry level consists of a living room with an open plan kitchen, dining room, and sitting area on the **terrace**, as well as a guest room, a bathroom, a pantry, and an entrance hall. Upstairs is the master bedroom with an en-suite bathroom, 2 further bedrooms, a bathroom, and a **dressing room**. In the basement is a study, a utility room, a cleaning room with a shower (ideal for washing the dog or bikes, for example) and a corridor with **access to the garage**.

The corner terraced house was completed in 2016. The interior was designed by a **renowned architectural studio**. The high-quality facilities include **wooden floors**, large French windows with electrically controlled **exterior window blinds**, **heat recovery unit**, a videophone, and a plenty of built-in storage space. The kitchen is equipped to a high standard. Parking is provided in the garage (with separate storage space) and on the plot. Heating is provided by a gas boiler. Thanks to its size, a **professionally established garden** is easy to maintain. The closed area is guarded by a camera system and a security service, and residents can use the **clubhouse** and a **fenced children's playground**.

One of the greatest advantages of the residence is having **immediate proximity to nature**, the project leads to an entrance for pedestrians and cyclists to the vast **forest park in Šárka**. Restaurants with local and international cuisine and an English kindergarten are within walking distance, the **ISP International School** is a 3-minute drive away, and **Riverside School Prague** is about 10 minutes away. Within a 5-minute drive there is a shopping center and the Bořislavka metro station, which can also be reached by buses. It is easy to connect to the Prague Ring Road by car. The drive to the airport is also quick.

Usable area 188.09 m<sup>2</sup>, built-up area of the house 85 m<sup>2</sup>, garden 192 m<sup>2</sup>, plot 277 m<sup>2</sup>.

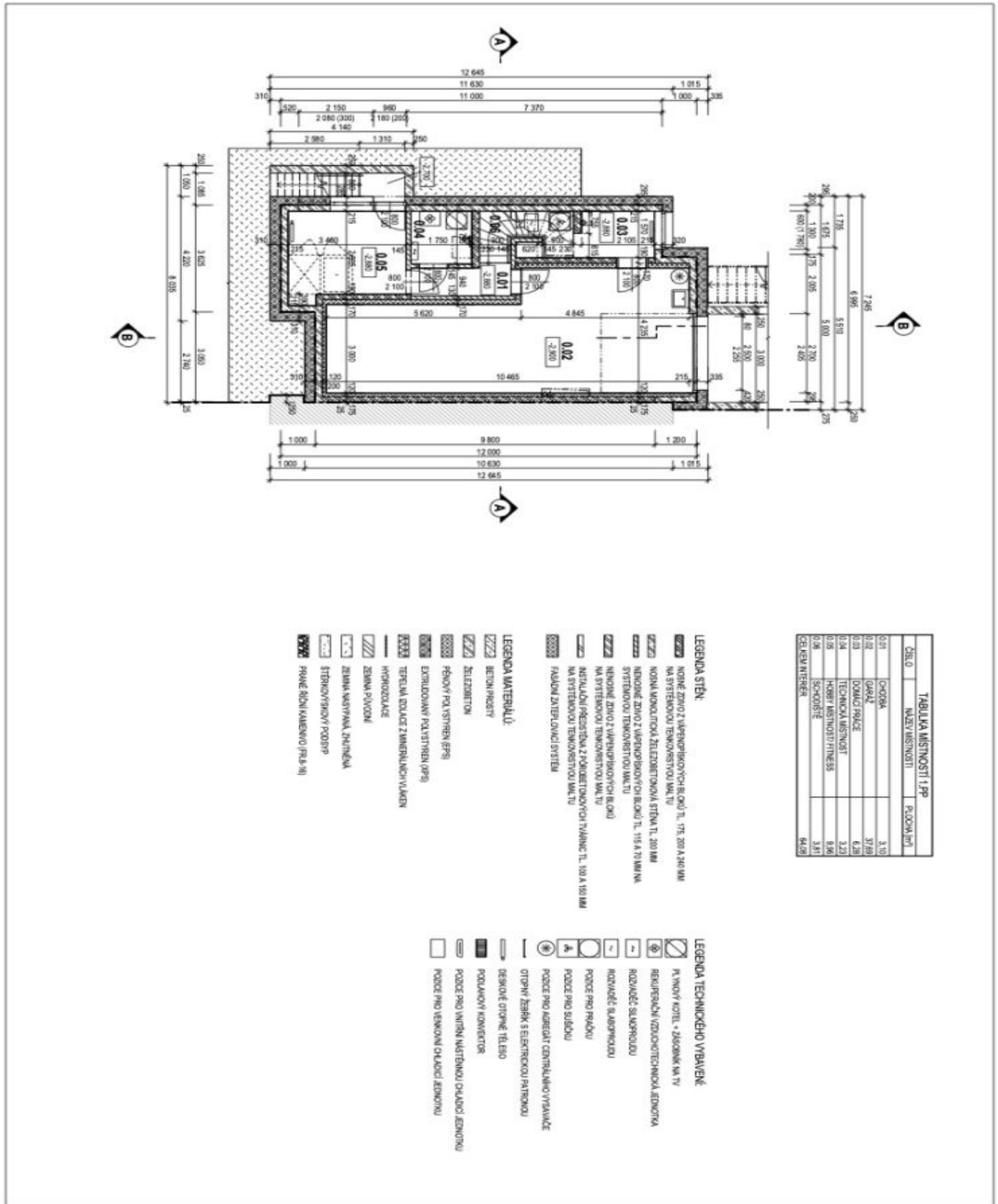




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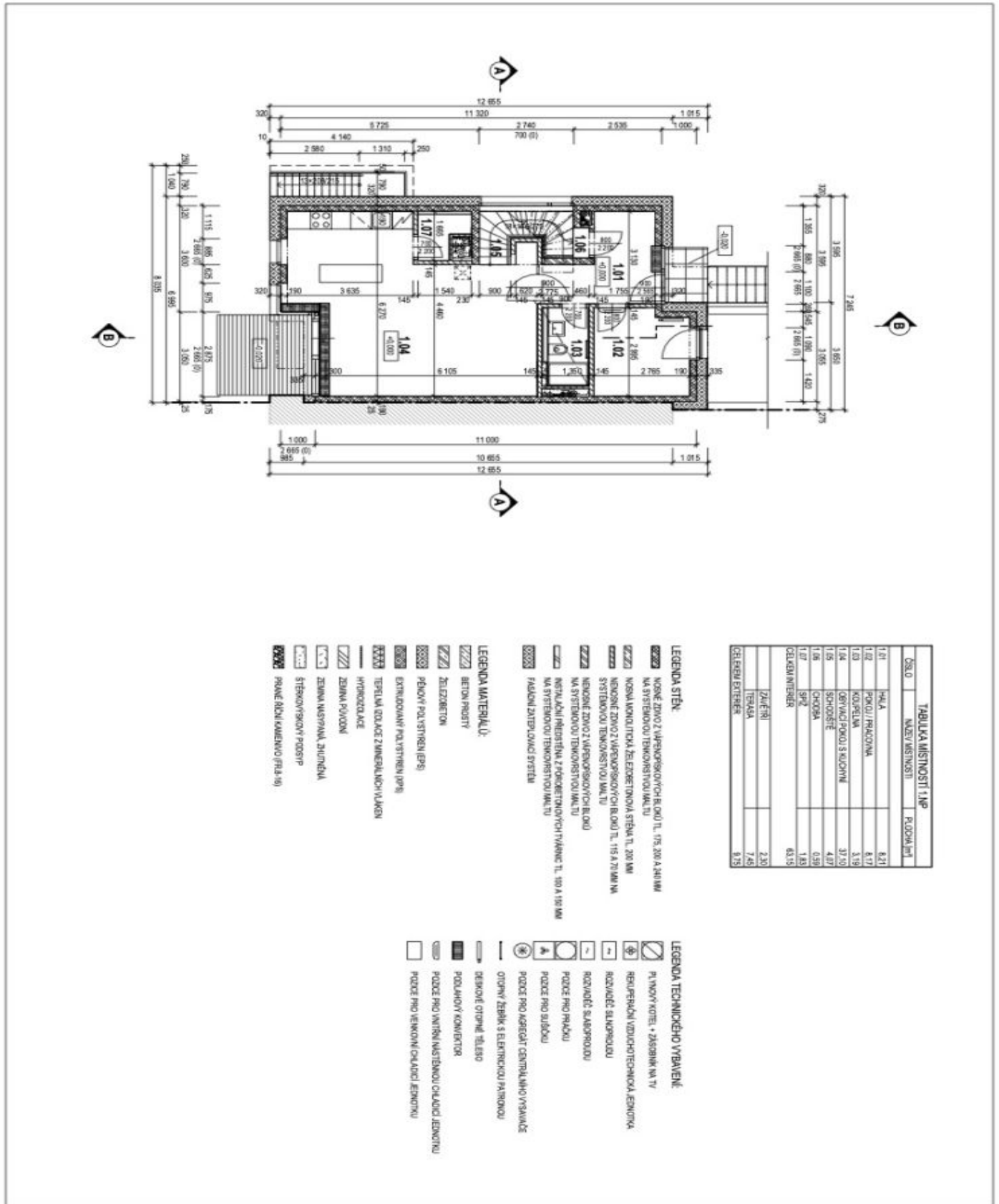




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