



## House Four-bedroom (5+kk)

€ 1 029 499 | CZK 26 000 000

236 m<sup>2</sup>, Praha-západ, Průhonice, Kunratická





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Plot	1 405 m <sup>2</sup>
Foot print	156 m <sup>2</sup>
Garden	1 285 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	B
Reference number	102813

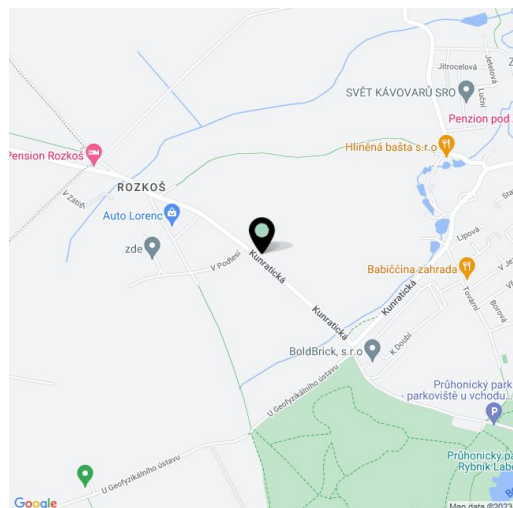
**This offer of a family house in a state of rough construction is set on a large plot with the possibility of building another house. This quiet southwestern part of Průhonice, just a few steps from the castle park and several ponds, allows for quick connections to Prague by car or suburban bus.**

The ground floor is dominated by a generously designed living space with access to the future **garden terrace**. There is also a guest room/study, space for a separate toilet, a pantry, and a foyer with direct access to the **garage**. The garage is connected to the utility room. Upstairs is the master bedroom with space for a dressing room and an en-suite bathroom, another 2 bedrooms, a hallway, and a preparation for a central bathroom.

The house will be handed over with a **completed facade, roof, and aluminum windows** with triple glazing and a preparation for **exterior window blinds**. It is possible to build a second family house on the other part of the plot, the **project** for which is part of the offer. A **building permit** for a second house has already been issued.

This quiet place is located in a **new residential development** directly adjacent to **Průhonický Park**. There is a restaurant nearby, and other amenities are in the center of the village less than 5 minutes away by car. A shopping area, **water park**, or the **Sunny Canadian international school** are within a short driving distance. It takes just 12 minutes to get to the **Opatov metro station** by bus, and by car you can quickly connect to the D1 highway and the Prague Ring Road.

Floor area 236 m<sup>2</sup>, built-up area 156 m<sup>2</sup>, garden 1,285 m<sup>2</sup>, plot 1,405 m<sup>2</sup>.

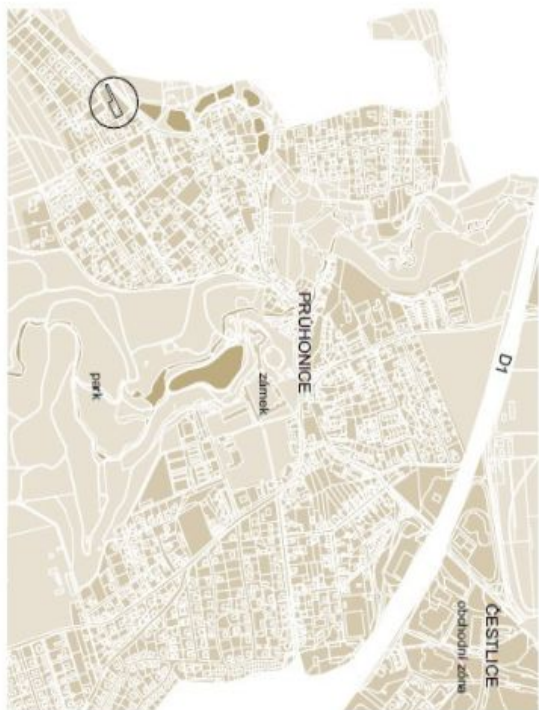




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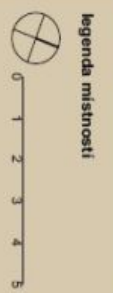
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Podlažná jarka byla dle platných předpisů přehrazena vlnitými mřížkami. Dle ústní domluvy pod mřížkami i menšími záhry, předkládáme a jedy. Jediná se o plochy, která je vymezena dvoudvými záhry. Podlaží jednatelůch vlnitými jarkou oděšené. Vyznačené záhry vlnitými jarkou oděšené. Rozsah oděšiny je specifikován ve standardu. Devizuje se vlnitými jarkou na druhé úrovní.

**POZNÁMKA**

<b>RD Průhonice</b>	
vyměra pozemku	854 m <sup>2</sup>
dispozice RD	5+kk
užitná plocha	214,01 m <sup>2</sup>
podlahová plocha	236,62 m <sup>2</sup>



1.01	zákřeví	11,41 m <sup>2</sup>
1.02	garáž	26,75 m <sup>2</sup>
1.03	technická místnost	5,84 m <sup>2</sup>
1.04	wc	2,21 m <sup>2</sup>
1.05	obývací pokoj	60,79 m <sup>2</sup>
1.06	pokoj	10,29 m <sup>2</sup>
1.07	spálň	2,22 m <sup>2</sup>
-	užitná plocha 1NP	119,45 m <sup>2</sup>
-	podlahová plocha 1NP	128,66 m <sup>2</sup>
1.08	terasa	18,51 m <sup>2</sup>
2.01	chodba	11,95 m <sup>2</sup>
2.02	šatna	6,58 m <sup>2</sup>
2.03	ložnice	19,25 m <sup>2</sup>
2.04	koupelna	7,51 m <sup>2</sup>
2.05	pokoj	19,00 m <sup>2</sup>
2.06	pokoj	18,67 m <sup>2</sup>
2.07	koupelna	9,70 m <sup>2</sup>
-	užitná plocha 2NP	94,56 m <sup>2</sup>
-	podlahová plocha 2NP	107,98 m <sup>2</sup>
2.08	terasa	13,25 m <sup>2</sup>
2.09	terasa	10,98 m <sup>2</sup>