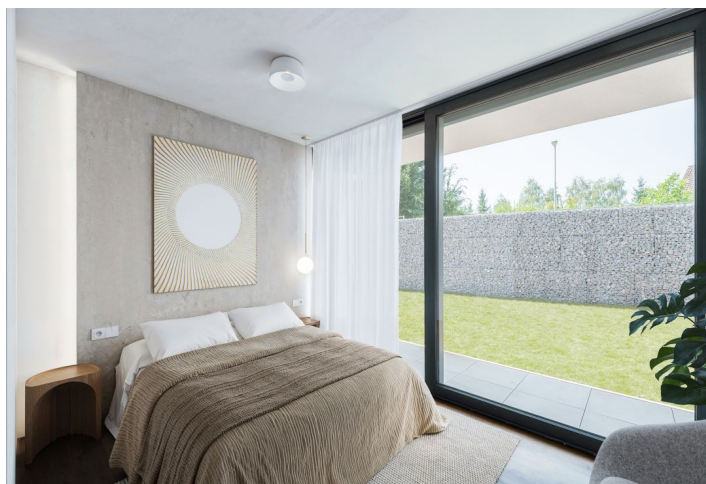




House Two-bedroom (3+kk)

€ 374 680 | CZK 9 500 000

100 m², Praha-západ, Ptice, Hlavní





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€ 374 680 | CZK 9 500 000

100 m², Praha-západ, Ptice, Hlavní

Total area	100 m ²
Plot	371 m ²
Foot print	100 m ²
Garden	271 m ²
Floor area	79 m ²
Terrace	21 m ²
Parking	Parking on the plot
Cellar	-
PENB	A
Reference number	102829

This new build, energy-efficient barrier-free family house (half of a semi-detached house) is completed to the stipulated quality standard, including garden landscaping. 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.

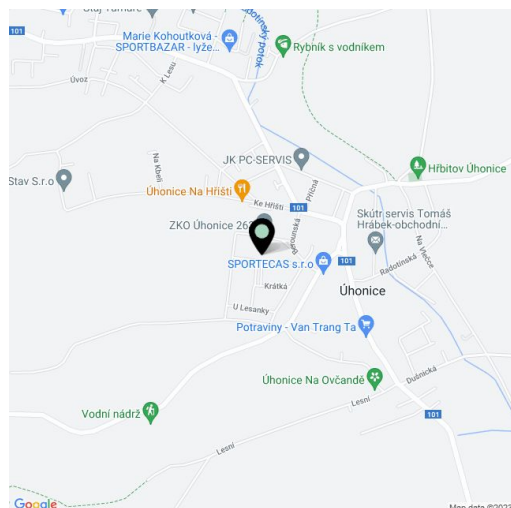
The single-story layout consists of a living room with a preparation for a kitchen, 2 bedrooms with en-suite bathrooms, a hallway, and a foyer. All rooms have glass walls with access to the **garden terrace**.

The energy-efficient building meets **PENB A** parameters, and **photovoltaic panels and recuperation** will contribute to low operating costs. The facilities offered include **aluminum entrance doors** in anthracite, **underfloor heating** throughout the house, electric boiler, **air-conditioning**, vinyl floors, and 60 x 60 cm floor and wall tiles. A swimming pool, sauna, or garden house can be built for an additional fee. The house can also be handed over in a shell & core state, so the interior can be finished according to your own ideas and needs. **Parking** is provided on a paved area on the plot.

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 100.19 m², of which terrace 21.35 m², built-up area 100.19 m², garden 271 m², plot 371.19 m².

Visualisations are used in the presentation.





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100 m², Praha-západ, Ptice, Hlavní

REZIDENCE PTICE

Polovina dvojdomu 3+kk



1.1	Zádvěň	4.94 m ²
1.2	Chodba/šatna	9.01 m ²
1.3	Ložnice	12.92 m ²
1.4	Koupelna + WC	3.71 m ²
1.5	Obývací pokoj	25.84 m ²
1.6	Pokoj	13.53 m ²
1.7	Koupelna	3.81 m ²

EXKLUZIVNÍ ZASTOUPENÍ

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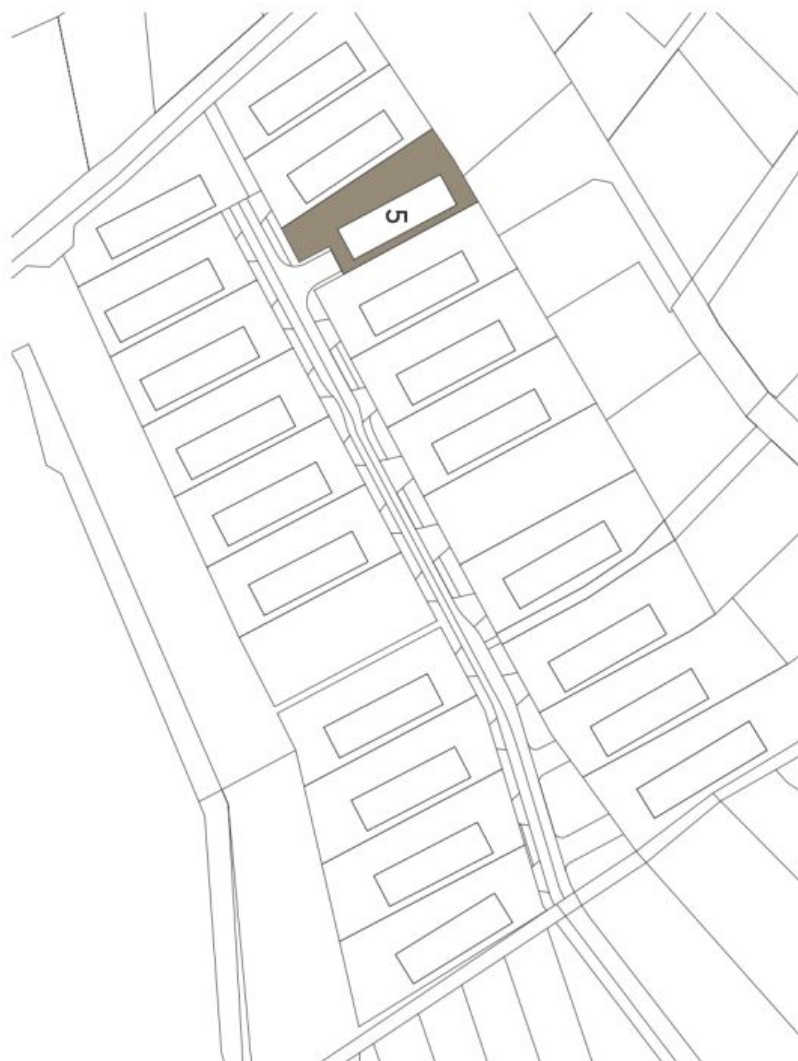
+420 724 551 238



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REZIDENCE PTICE

Cellková situace

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