



House Two-bedroom (3+kk)

100 m², Praha-západ, Ptice

€ 384 460 | CZK 9 500 000





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Usable area	100 m²
Plot	371 m²
Foot print	100 m²
Garden	271 m²
Floor area	79 m²
Terrace	21 m²
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 are connected to the **garden terrace** by sliding glass walls.

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.



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REZIDENCE PTICE

Polovina dvojdomu 3+kk



1.1	Zádveň	4.94 m²
1.2	Chodba/šatna	9.01 m²
1.3	Ložnice	12.92 m²
1.4	Koupelna + WC	3.71 m²
1.5	Obývací pokoj	25.84 m²
1.6	Pokoj	13.53 m²
1.7	Koupelna	3.81 m²

EXKLUZIVNÍ ZASTOUPENÍ

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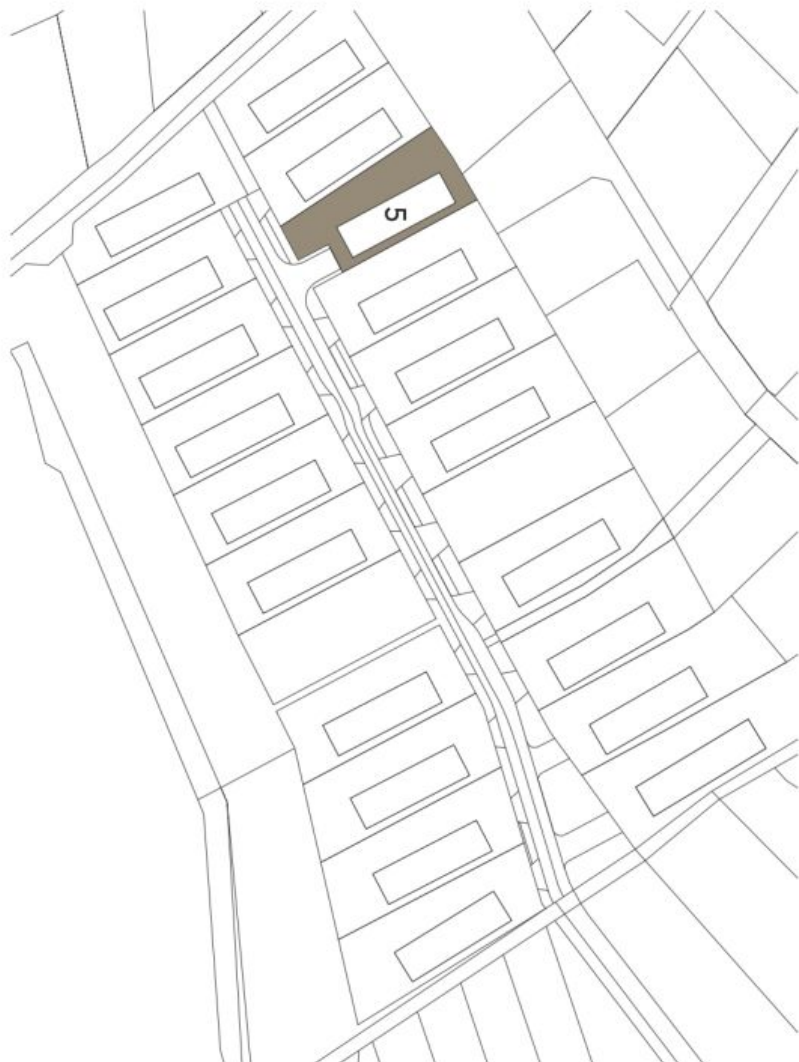
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REZIDENCE PTICE

Cellková situace

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