



## House Three-bedroom (4+kk)

€ 435 385 | CZK 11 000 000

119 m<sup>2</sup>, Praha-západ, Ptice





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Usable area	119 m <sup>2</sup>
Plot	259 m <sup>2</sup>
Foot print	119 m <sup>2</sup>
Garden	140 m <sup>2</sup>
Floor area	98 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Parking on the plot
Cellar	-
PENB	A
Reference number	102831

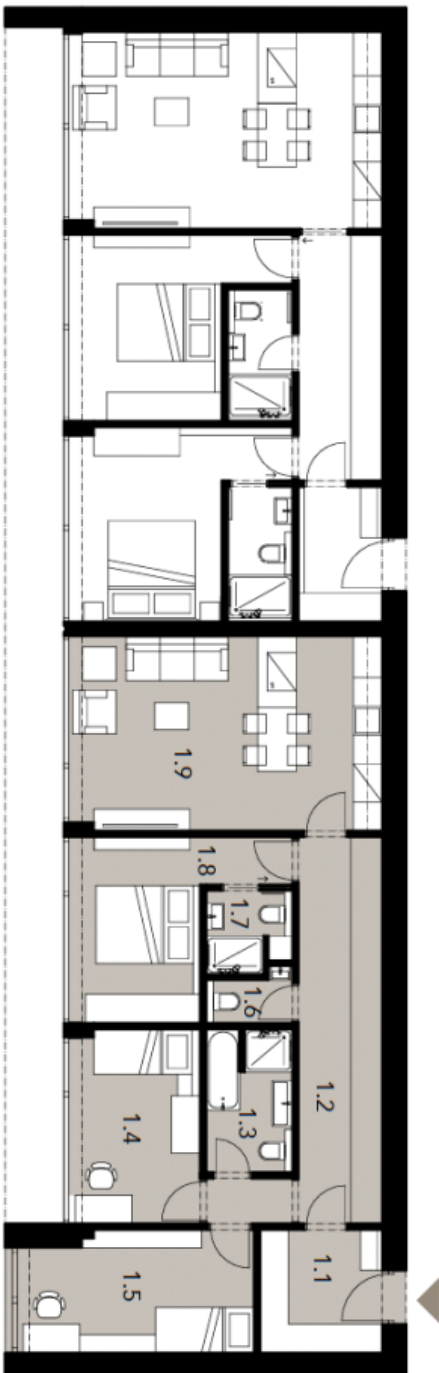
**This new build, energy-efficient barrier-free family house (half of a semi-detached house) is completed to the stipulated quality standard, including garden landscaping. Part of a minimalist sustainable residential project emerging in the developing village of Ptice, located in a nice area on the outskirts of Prague.**

The single-story layout consists of a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom, another 2 rooms, a bathroom, a separate toilet, 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 and **underfloor heating** throughout the house, an electric boiler, **air-conditioning**, 60 x 60 cm floor and wall tiles, and vinyl floors. For an additional fee, it is possible to add a swimming pool, sauna, or garden house. The house can also be handed over in **shell & core** state, allowing the interior to be finished according to your own ideas and needs. **Parking for 2 cars** 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 118.89 m<sup>2</sup>, of which terrace 21.08 m<sup>2</sup>, built-up area 118.89 m<sup>2</sup>, garden 140 m<sup>2</sup>, plot 258.89 m<sup>2</sup>.

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1.1	Záďveř	6.57 m <sup>2</sup>
1.2	Chodba/šatna	15.88 m <sup>2</sup>
1.3	Koupeřna, pračka	5.31 m <sup>2</sup>
1.4	Pokoj	10.04 m <sup>2</sup>
1.5	Pokoj	11.65 m <sup>2</sup>
1.6	WC	1.77 m <sup>2</sup>
1.7	Koupeřna	2.93 m <sup>2</sup>

1.8	Ložnice	12.01 m <sup>2</sup>
1.9	Obývací pokoj	25.53 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

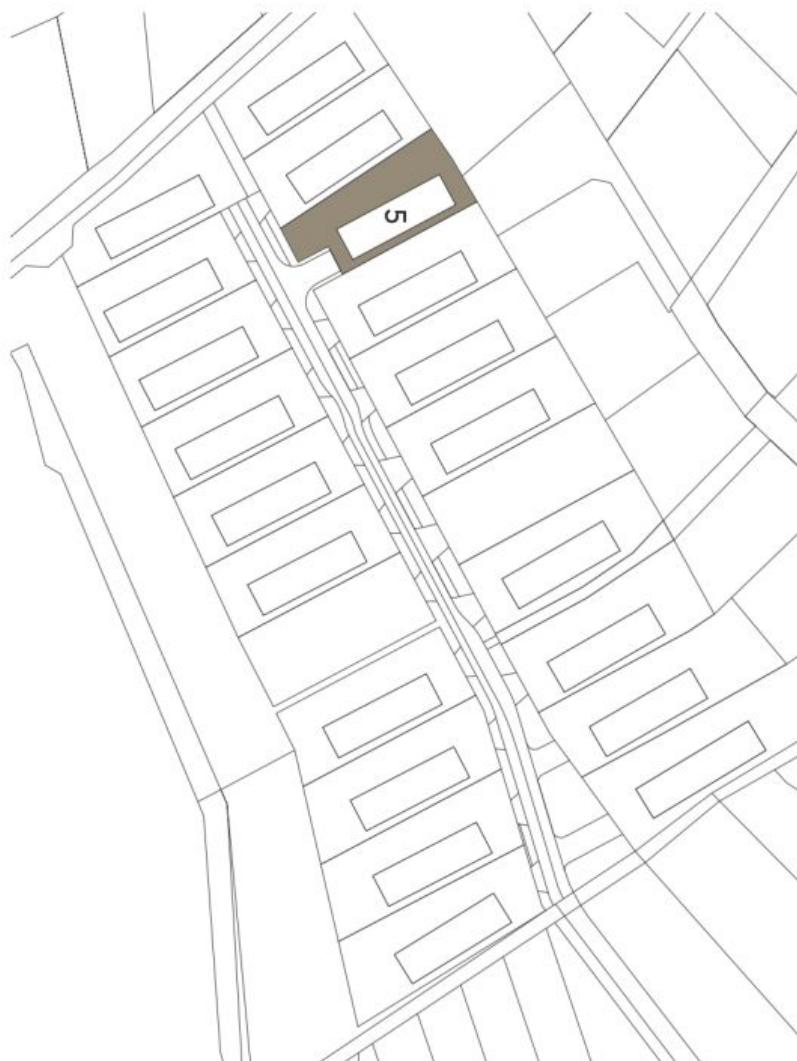
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REZIDENCE PTICE

Cellková situace

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