



House Four-bedroom (5+kk)

€ 1 132 335 | CZK 27 980 000

217 m², Prague 5, Jinonice, Na Hutmance





House Four-bedroom (5+kk)

€ 1 132 335 | CZK 27 980 000

217 m², Prague 5, Jinonice, Na Hutmance

Usable area	217 m²
Plot	148 m²
Foot print	105 m²
Floor area	189 m²
Terrace	28 m²
Parking	Garage + parking on the paved area
Garage	Yes
Cellar	-
PENB	B
Reference number	103045

This newly built, air-conditioned terraced family house with a **Jacuzzi**, front garden, and garage is located on a quiet side street near the Jinonice metro station, close to the Vidoule nature monument and the new Waltrovka district with quality infrastructure.

The living room with a kitchen, dining room, and access to the **terrace** covers almost the entire area of the ground floor. There is also a toilet, a utility room, a stairwell, and an entrance hall with access to the **garage**. On the 1st floor is a master bedroom with an en-suite bathroom (with a shower), a central bathroom (with a bathtub), a study, and 2 other rooms, one of which is now used as a **dressing room**. The 2nd floor consists of an open space with a **Jacuzzi** and a connecting **south-facing terrace**.

The brick, **very energy-efficient house** was completed in 2022. Windows are wooden with **triple glazing and front window blinds**, floors are **wooden** floating and with ceramic tiles. The **Sykora** kitchen is equipped with built-in Siemens appliances and a **Technistone** worktop. The house has **air-conditioning and recuperation**. Heating and hot water is provided by a Vaillant gas boiler with a storage tank. There is **underfloor heating** on the ground floor, and radiators on the upper floors. The garage provides space for 1 car, and another car can be parked on a paved area in front of the garage.

A convenient location in close proximity to the Jinonice metro station, a supermarket, a pharmacy, cafes, and restaurants. In addition to the metro, transport connections are provided by buses and trains that run along the unique route known as the **Prague Semmering**, and by car you can quickly connect to the City and Prague ring roads. The surrounding area is full of greenery. **Waltrovka park**, the **Vidoule natural monument**, and the **Cibulka forest park** are nearby.

Usable area 217 m², built-up area 105 m², garden 43 m², plot 148 m².

