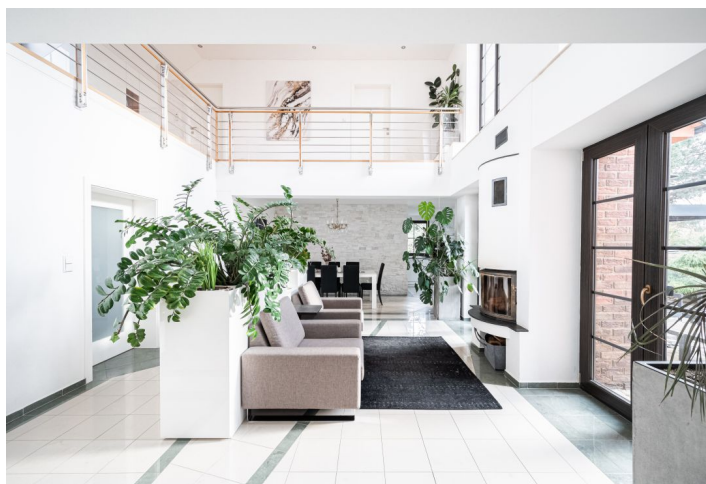




## House Four-bedroom (5+kk)

€ 1 452 853 | CZK 35 900 000

310 m<sup>2</sup>, Prague 10, Dubeč, V Kališti







# House Four-bedroom (5+kk)

€ 1 452 853 | CZK 35 900 000

310 m², Prague 10, Dubeč, V Kališti

Usable area	310 m²
Plot	1 007 m²
Foot print	208 m²
Garden	615 m²
Floor area	280 m²
Parking	Double garage
Garage	30 m²
Cellar	-
PENB	G
Reference number	103828

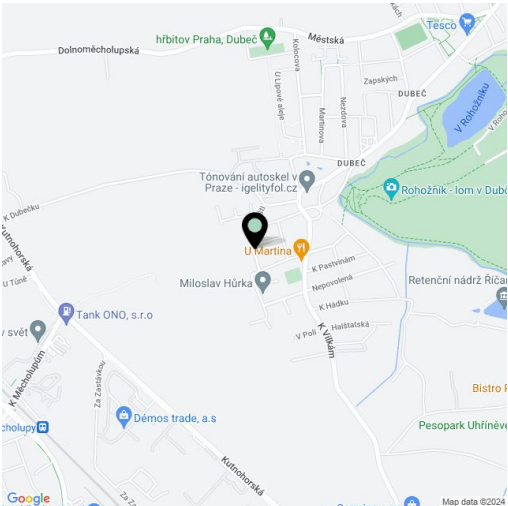
This energy-efficient family house, built and furnished using high-quality natural materials, with a bright airy interior, is surrounded by a thoughtfully designed garden in a peaceful location in Prague 10 - Dubči, in an area abundant with greenery and ponds, yet just a few minutes' drive from the center of Prague by public transportation.

The ground floor consists of a living room open all the way up to the roof, adjoining hallways, a kitchen, a dining area, as well as guest rooms, bathrooms (with a shower and WC), a dressing room, a utility room, and a vestibule with direct access to the garage. The hallway connects via French doors to the terrace, dining area, and living room with the garden; the ceiling height in the living room at its highest point is 7 meters. In the attic, there is 1 bedroom with an en-suite bathroom, a second bedroom with a dressing room and access to the central bathroom, a third bedroom, and a gallery.

The brick house with a brick facade was built in 2008 and modernized in 2015. The living room has an eye-catching spiral marble staircase; the kitchen is fully equipped including a wine fridge. The ground floor features tiled floors, while the upper rooms have wooden floors. Underfloor heating connected to an air-water heat pump throughout; the secondary heat source is a wood-burning fireplace with heat distribution to the bedrooms. For optimal temperature control throughout the year, the bedrooms are air-conditioned. An automatic irrigation system connected to a rainwater retention tank maintains the garden with fruit trees, utility areas with plots, decorative areas, and solitary trees. On the plot stands a double garage (additional outdoor parking spaces), a fully equipped summer kitchen, an outdoor fireplace with seating, a garden shed for storing tools, and a wellness area with a bathing tub. The price includes all of the facilities.

Located on a dead-end street lined with traditional villas, the neighborhood ensures absolute peace and minimal traffic. Everything you need, including nursery and primary schools, multifunctional playgrounds, shops, and services are nearby. Pleasant living is enhanced by the surrounding nature with ponds and forest parks, and a new bike path is being built close the house. The center of Prague is easily accessible by car or public transport, with a railway station nearby offering fast connections to the city center and Main Railway Station, while buses stop just a short distance from the house.

Usable area: 290 m², built-up area: 208 m², garden: 615 m², plot: 1,007 m².

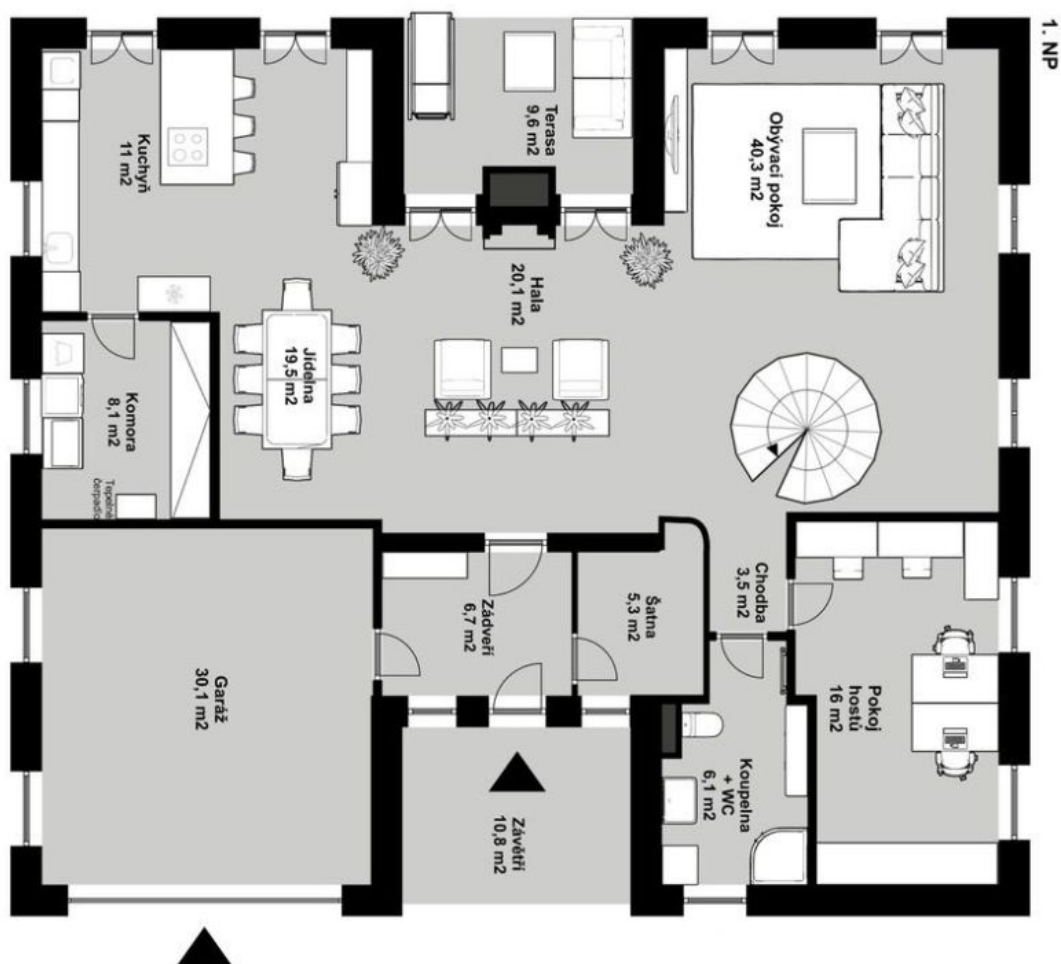




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