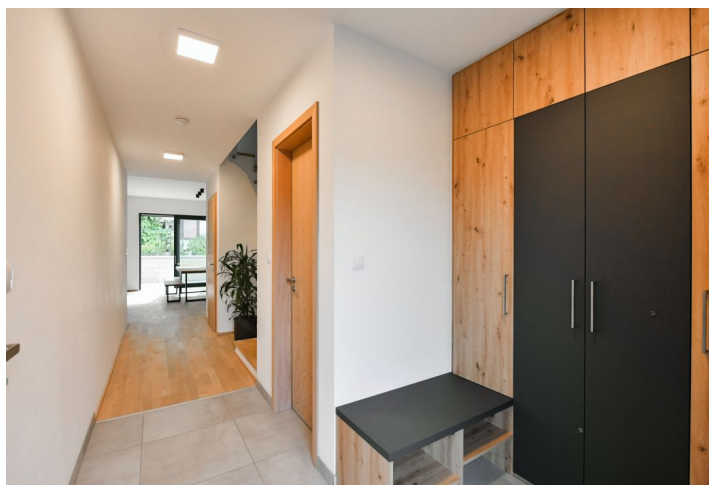




Apartment Four-bedroom (5+kk)

€ 1 107 899 | CZK 27 980 000

189 m², Prague 5, Jinonice, Na Hutmance





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Total area	217 m ²
Floor area*	189 m ²
Terrace	28 m ²
Garden	43 m ²
Parking	Private garage
Garage	Yes
Cellar	-
PENB	B
Reference number	104320

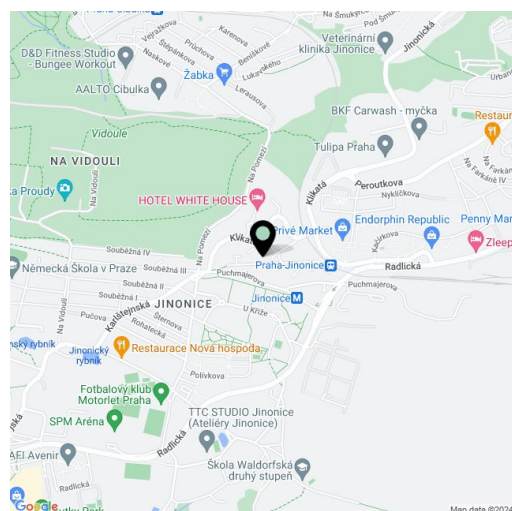
This newly built, air-conditioned terraced family house with benefits of an apartment, Jacuzzi, front garden, and garage is located on a quiet side street near the Jinonice metro station, close to the Vidoule nature monument and the new Waltrovka district with quality infrastructure.

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.

Floor area 217 m², terraces 13 + 15 m², garden 43 m² (plot 148 m²).



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.