



House Four-bedroom (5+kk)

€ 1 518 178 | CZK 38 000 000

184 m², Prague 6, Nebušice





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Plot	393 m ²
Foot print	100 m ²
Parking	Garage and 2 outdoor parking spaces
Garage	Yes
Cellar	-
PENB	B
Reference number	104704

This independent half of a semi-detached house with an outdoor pool, a garage, and a beautifully landscaped east-facing garden providing complete privacy is located in a traditional residential part of the Prague 6 – Nebušice district. This excellent area ensures peace, proximity to a forest park and an elite international school, as well as easy access to the airport.

The ground floor consists of a living room with access to the **terrace** and a preparation for a kitchen, as well as a pantry, a laundry room, a separate toilet, and a foyer. The staircase in the living room leads to the 1st floor where there are 2 bedrooms with their own en-suite bathrooms, 2 additional bedrooms with walk-in wardrobes and a central bathroom (with a shower, bathtub, and toilet).

The house is maintained as an apartment unit in a family house **approved in 2024**. **Quality materials** and products were used in the construction, for example from the Vandersanden or Baumit brands, **Nelskamp Sigma burnt roof tiles**, plastic windows with German **Veka** profiles with a preparation for **exterior shielding**, floors by the **Meister** German brand, large-format tiles and floor tiles by **Cifre Ceramica**, **Hansgrohe** faucets, and **Laufen** sanitary ware. The upstairs bedrooms have **Toshiba air-conditioning**, and a sense of security is provided by the **videophone** and the **Jablotron** security system; the house is also **prepared for a camera system** and a **PV system**. The floor heating is connected to a Vaillant gas boiler and an additional heat source is the **fireplace**. **A swimming pool** (7 x 3 m) with a **counter-current** system and **salt water** is part of the maintenance-free, automatically irrigated garden bordered by a **hedge**. Parking is provided in the **garage** and on **2 other outdoor spaces**. Both gardens of the house are separated by a **wall** to ensure privacy.

The house is located in a quiet part of Nebušice, just a few steps from the **Hlásek forest**, which is part of the extensive **Šárka-Lysolaje nature park**. In the immediate vicinity of the house is a state elementary school or a sports field with **tennis courts**, and the campus of the prestigious **ISP** school is 2 minutes away by car. There are several restaurants in Nebušice, and other services can be easily reached by bus, which can take you to the Bořislavka metro station in just 7 minutes.

Floor area 184.3 m², garden 392.5 m².

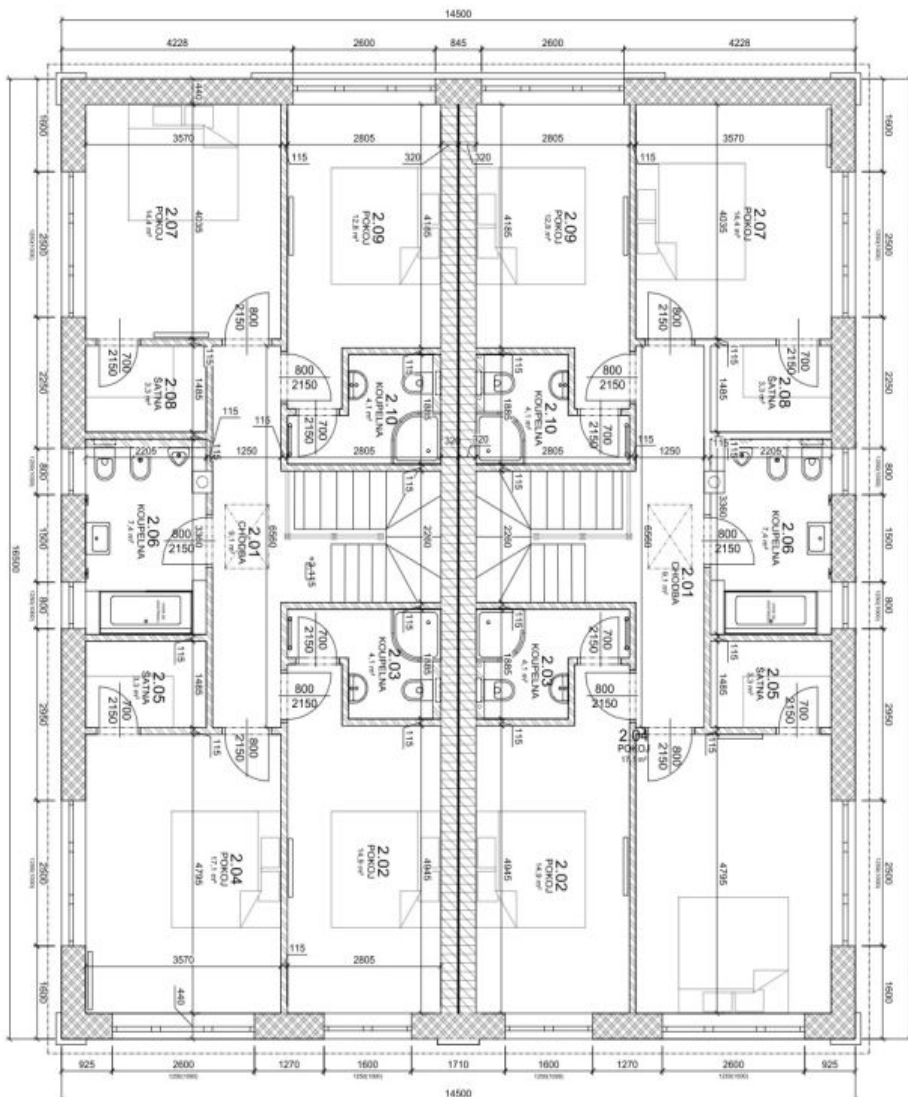


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PŮDORYS 2. NADZEMNÍHO PODLAŽÍ



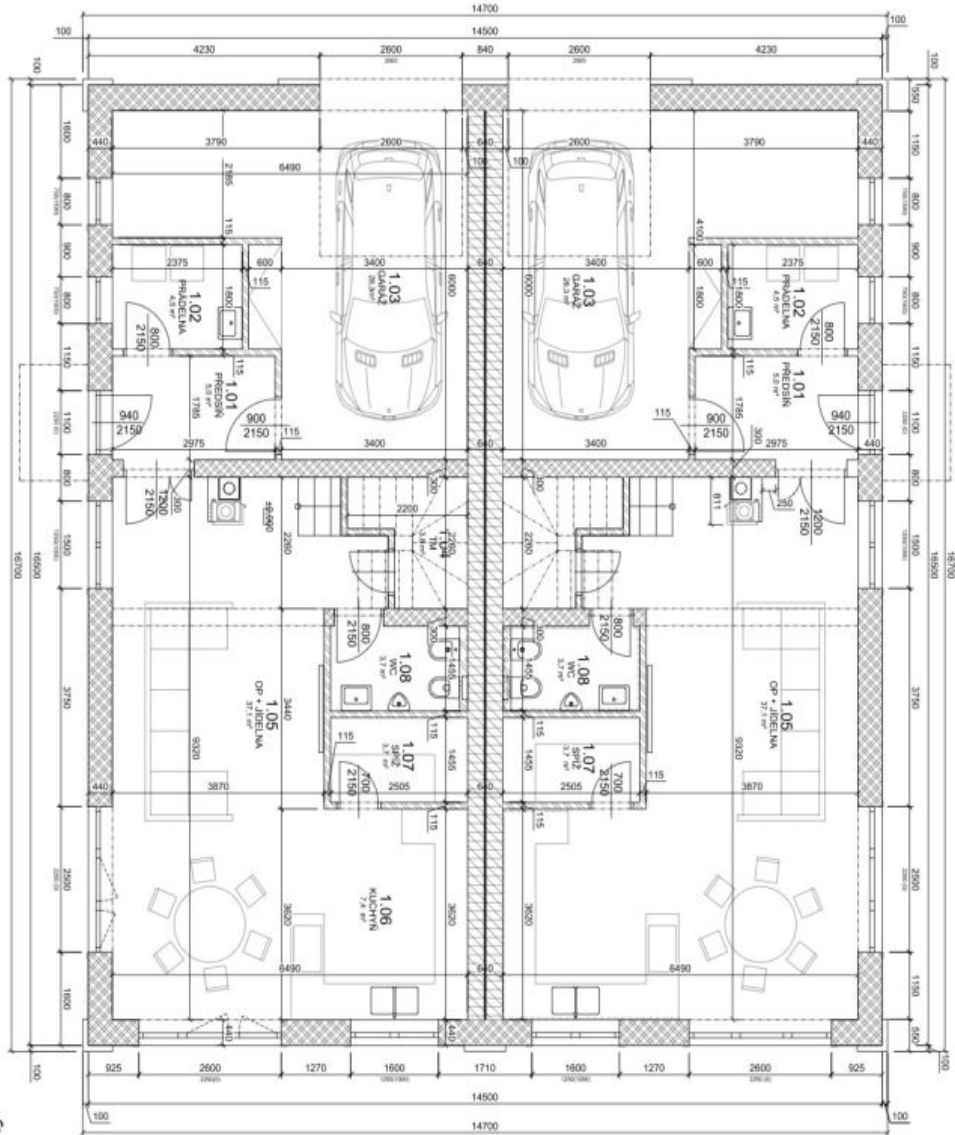
LEGENDA MATERIÁLŮ	LEGENDA MATERIÁLŮ	LEGENDA MATERIÁLŮ
1.01	1.02	1.03
1.04	1.05	1.06
1.07	1.08	1.09
1.10	1.11	1.12
1.13	1.14	1.15
1.16	1.17	1.18
1.19	1.20	1.21
1.22	1.23	1.24
1.25	1.26	1.27
1.28	1.29	1.30
1.31	1.32	1.33
1.34	1.35	1.36
1.37	1.38	1.39
1.40	1.41	1.42
1.43	1.44	1.45
1.46	1.47	1.48
1.49	1.50	1.51
1.52	1.53	1.54
1.55	1.56	1.57
1.58	1.59	1.60
1.61	1.62	1.63
1.64	1.65	1.66
1.67	1.68	1.69
1.70	1.71	1.72
1.73	1.74	1.75
1.76	1.77	1.78
1.79	1.80	1.81
1.82	1.83	1.84
1.85	1.86	1.87
1.88	1.89	1.90
1.91	1.92	1.93
1.94	1.95	1.96
1.97	1.98	1.99
1.100	1.101	1.102



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PŮDORYS 1 NADZEMNÍHO PODLAŽÍ



LEGENDA

LEGENDA MATERIÁLŮ

Číslo	Užití	Legenda	Legenda
1.01	Obývací pokoj	[Symbol]	Obývací pokoj
1.02	Kuchyň	[Symbol]	Kuchyň
1.03	Ložnice	[Symbol]	Ložnice
1.04	Ložnice	[Symbol]	Ložnice
1.05	Obývací pokoj	[Symbol]	Obývací pokoj
1.06	Jídelna	[Symbol]	Jídelna
1.07	Kuchyň	[Symbol]	Kuchyň
1.08	WC	[Symbol]	WC
1.09	WC	[Symbol]	WC
1.10	WC	[Symbol]	WC
1.11	WC	[Symbol]	WC
1.12	WC	[Symbol]	WC
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1.15	WC	[Symbol]	WC
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1.17	WC	[Symbol]	WC
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1.24	WC	[Symbol]	WC
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LEGENDA MATERIÁLŮ (cont.)

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LEGENDA MATERIÁLŮ (cont.)

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1.92	WC	[Symbol]	WC
1.93	WC	[Symbol]	WC
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1.97	WC	[Symbol]	WC
1.98	WC	[Symbol]	WC
1.99	WC	[Symbol]	WC
1.100	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.110	WC	[Symbol]	WC
1.111	WC	[Symbol]	WC
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1.115	WC	[Symbol]	WC
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1.118	WC	[Symbol]	WC
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1.120	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.125	WC	[Symbol]	WC
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1.131	WC	[Symbol]	WC
1.132	WC	[Symbol]	WC
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1.135	WC	[Symbol]	WC
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LEGENDA MATERIÁLŮ (cont.)

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1.149	WC	[Symbol]	WC
1.150	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.153	WC	[Symbol]	WC
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1.157	WC	[Symbol]	WC
1.158	WC	[Symbol]	WC
1.159	WC	[Symbol]	WC
1.160	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.164	WC	[Symbol]	WC
1.165	WC	[Symbol]	WC
1.166	WC	[Symbol]	WC
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1.168	WC	[Symbol]	WC
1.169	WC	[Symbol]	WC
1.170	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.174	WC	[Symbol]	WC
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1.176	WC	[Symbol]	WC
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1.180	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.184	WC	[Symbol]	WC
1.185	WC	[Symbol]	WC
1.186	WC	[Symbol]	WC
1.187	WC	[Symbol]	WC
1.188	WC	[Symbol]	WC
1.189	WC	[Symbol]	WC
1.190	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.197	WC	[Symbol]	WC
1.198	WC	[Symbol]	WC
1.199	WC	[Symbol]	WC
1.200	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.207	WC	[Symbol]	WC
1.208	WC	[Symbol]	WC
1.209	WC	[Symbol]	WC
1.210	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.213	WC	[Symbol]	WC
1.214	WC	[Symbol]	WC
1.215	WC	[Symbol]	WC
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1.217	WC	[Symbol]	WC
1.218	WC	[Symbol]	WC
1.219	WC	[Symbol]	WC
1.220	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.222	WC	[Symbol]	WC
1.223	WC	[Symbol]	WC
1.224	WC	[Symbol]	WC
1.225	WC	[Symbol]	WC
1.226	WC	[Symbol]	WC
1.227	WC	[Symbol]	WC
1.228	WC	[Symbol]	WC
1.229	WC	[Symbol]	WC
1.230	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.233	WC	[Symbol]	WC
1.234	WC	[Symbol]	WC
1.235	WC	[Symbol]	WC
1.236	WC	[Symbol]	WC
1.237	WC	[Symbol]	WC
1.238	WC	[Symbol]	WC
1.239	WC	[Symbol]	WC
1.240	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.247	WC	[Symbol]	WC
1.248	WC	[Symbol]	WC
1.249	WC	[Symbol]	WC
1.250	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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1.255	WC	[Symbol]	WC
1.256	WC	[Symbol]	WC
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1.258	WC	[Symbol]	WC
1.259	WC	[Symbol]	WC
1.260	WC	[Symbol]	WC

LEGENDA MATERIÁLŮ (cont.)

Číslo	Užití	Legenda	Legenda
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