



House Four-bedroom (5+kk)

€ 1 498 718 | CZK 38 000 000

184 m², Praha 6, Nebužice





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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.

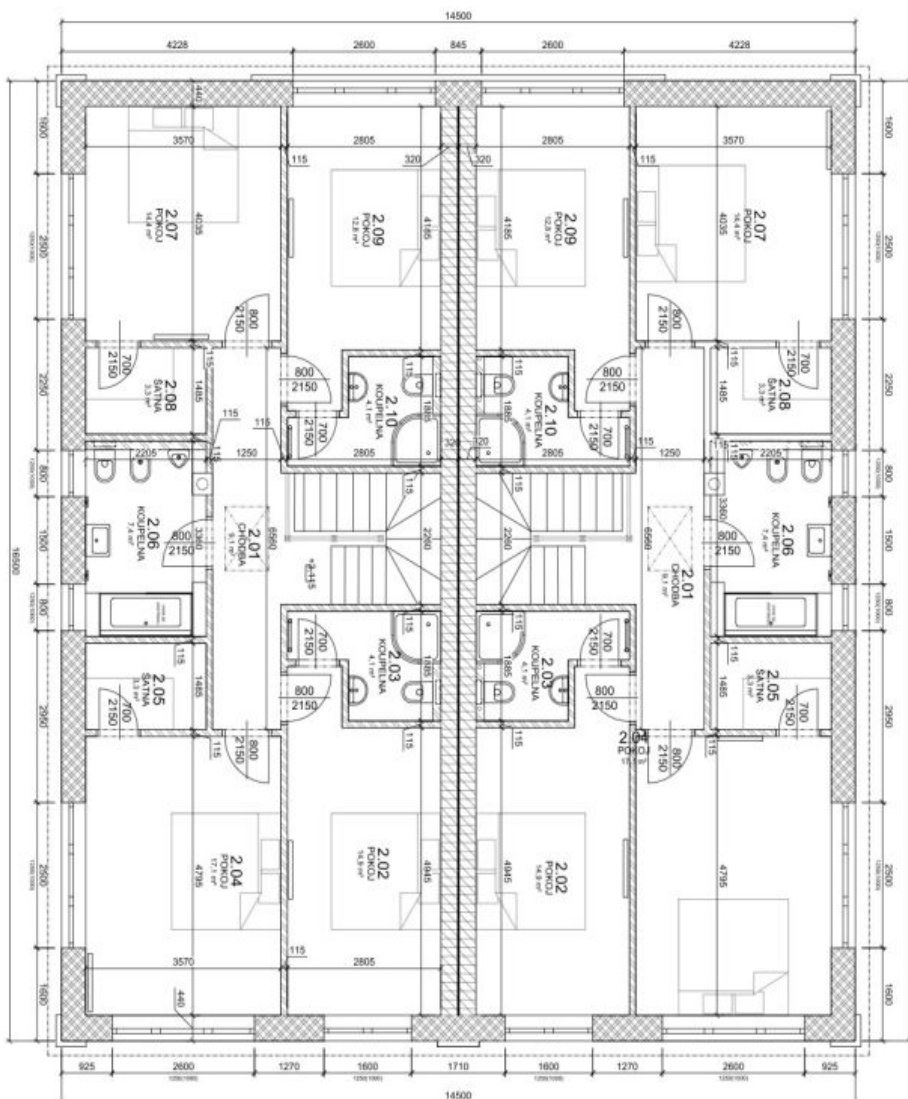


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PŮDORYS 2. NADZEMNÍHO PODLAŽÍ



LEGENDA MATERIÁLŮ	LEGENDA MATERIÁLŮ	LEGENDA MATERIÁLŮ
1.01 Kamenina	1.02 Kamenina	1.03 Kamenina
1.04 Kamenina	1.05 Kamenina	1.06 Kamenina
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1.97 Kamenina	1.98 Kamenina	1.99 Kamenina
1.100 Kamenina	1.101 Kamenina	1.102 Kamenina

