



House Five-bedroom (6+kk)

Sold

196 m², Praha 9, Újezd nad Lesy, Lutínská





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Total area	196 m ²
Plot	705 m ²
Foot print	127 m ²
Floor area	161 m ²
Balcony	6 m ²
Loggia	3 m ²
Parking	Yes
Garage	25 m ²
Cellar	-
PENB	G
Reference number	106084

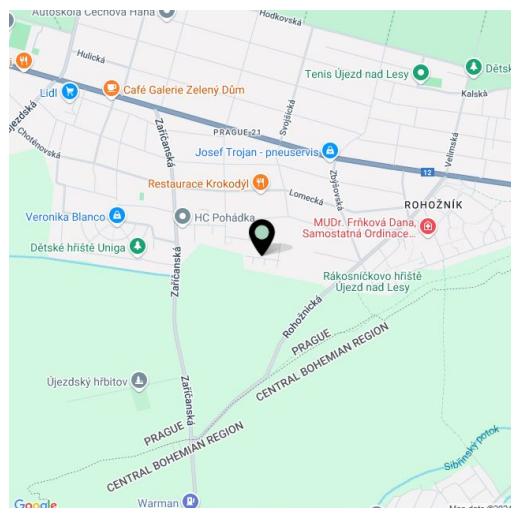
This fully furnished, one-story family house with a swimming pool, a spacious terrace, and views of a mature garden is located on a cul-de-sac on the outskirts of the Prague 9 - Újezd nad Lesy district. The advantageous location of the solitary house promises complete privacy and peace, but at the same time proximity to all civic amenities and the vast Klánovice-Čihadla Nature Park, interspersed with bike paths.

On the ground floor is a living room with a **fireplace**, a kitchen, and a staircase to the upper floor, as well as a bedroom, a bathroom, a utility room, a vestibule, and a garage. It is possible to access the **terrace** or the **garden** from all living rooms and the garage. The upper floor consists of a bedroom with a **walk-in wardrobe**, an **en-suite bathroom**, and access to the **balcony**, 3 other bedrooms with doors leading to the balcony or loggia, a master bathroom with a **Jacuzzi bath** and shower, a walk-in wardrobe, and a hall.

In 2019, the house was partially reconstructed - a new facade, a new **BIOBODEN Organic Floor** glued floor made of ecological material, a new room, and a loggia were added. Rooms located towards the west are equipped with **air-conditioning**, and air circulation in the house is ensured by a **recovery system**. Heating is by Vaillant gas boiler and underfloor heating in the upper bathroom. The house is secured by an alarm. The mature garden with an **irrigation system** is dominated by a heated, roofed, **counter-current swimming pool** (8 x 4m), which is surrounded by a south-facing terrace covered with a **Tarasola aluminum pergola**.

Újezd nad Lesy, which is part of the Prague 21 district, offers residents a complete infrastructure and quick access to the center of Prague (approx. 30 minutes by car, 25 minutes by train). The house is located a few minutes by car from the planned **high-speed train station** with future connections to Vienna or Berlin. There are several kindergartens and schools, restaurants, cafes, and a nearby **shopping center** in Černý Most. Sports activities are supported by an extensive network of bike paths and hiking trails in the Klanovice Forest, which is the largest natural park in Prague. Outdoor and indoor gyms, tennis courts, and several **golf courses** can also be used in the vicinity.

Usable area 195.65 m², of which balcony 6 m², loggia 3.35 m², and garage 24.9 m², build-up area 127 m², plot 705 m².

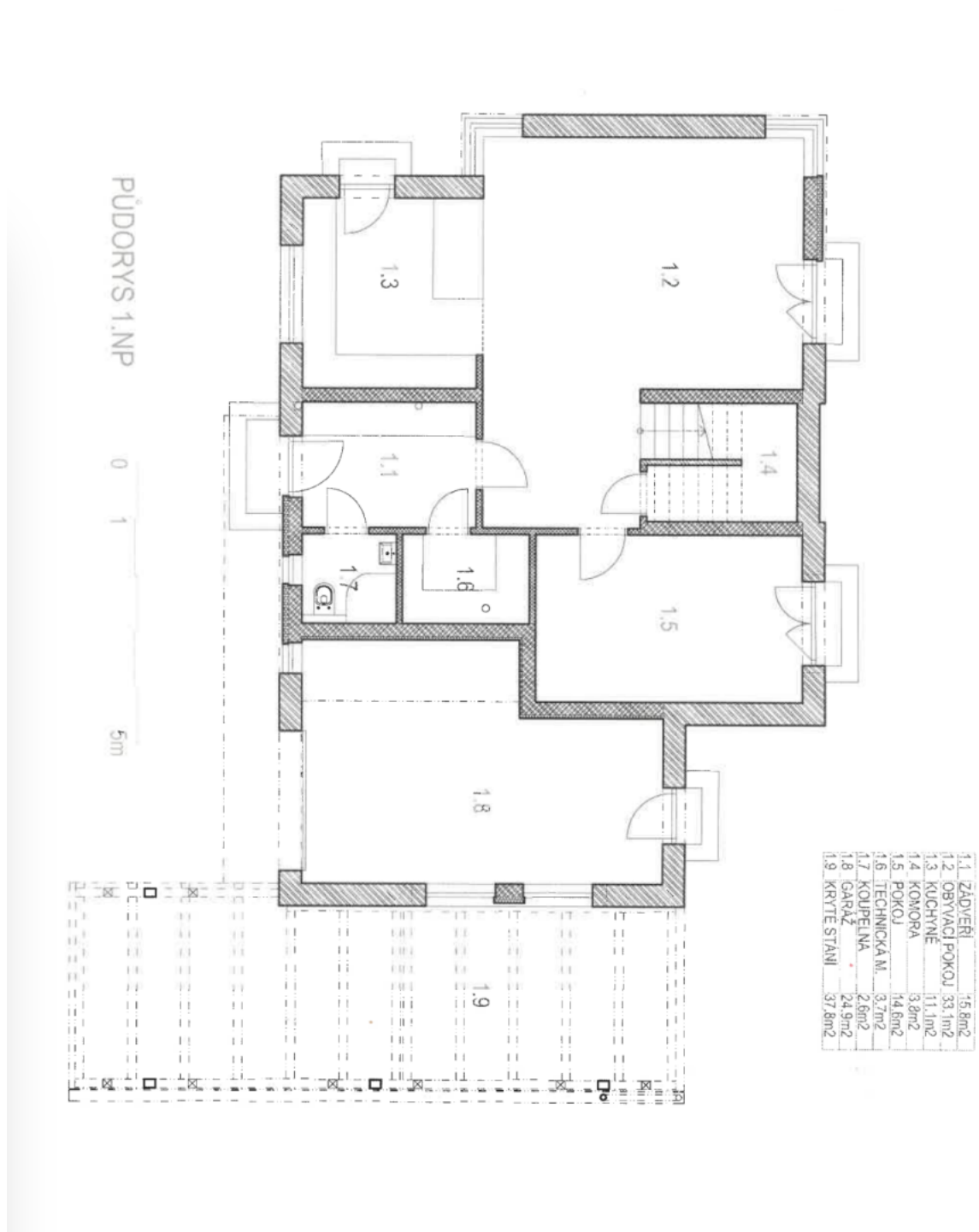




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Újezd nad Lesy

2. NP

1	Pokoj	15,8 m ²
2	Pokoj	14,5 m ²
3	Pokoj	12,8 m ²
4	Šatna	2,3 m ²
5	Koupelna	9,0 m ²
6	Koupelna	3,8 m ²
7	Šatna	3,1 m ²
8	Chodba	6,9 m ²
9	Terasa	6,0 m ²
10	Pokoj	14,5 m ²
11	Lodžie	3,3 m ²

