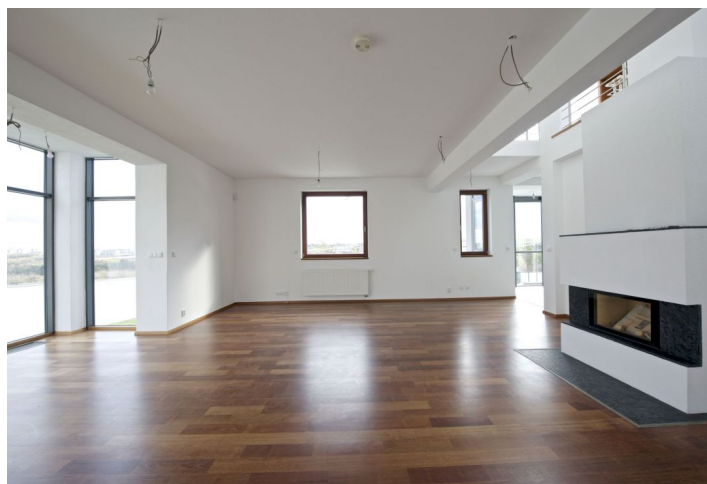




## House Four-bedroom (5+kk)

Sold

580 m<sup>2</sup>, Prague 5, Stodůlky, Klausova





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**Sold**580 m<sup>2</sup>, Prague 5, Stodůlky, Klausova

Total area	580 m <sup>2</sup>
Plot	858 m <sup>2</sup>
Garden	617 m <sup>2</sup>
Floor area	538 m <sup>2</sup>
Terrace	42 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	17267

**South-oriented modern villa with an undisturbed view of the Prokopské Valley, consisting of three floors with a studio, 4 bedrooms and indoor swimming pool.**

The villa is situated in a quiet residential area of Stodůlky in Prague 5 with great access to the center. The ground floor is suitable for a studio or offices with its own entrance, equipped with a bathroom. Further there is a room ideal, for example, for fitness or home cinema, a laundry room and utility room. The indoor garage offers parking spaces for 2 cars. The first floor features a spacious living area with prominent fireplace and separate indoor swimming pool with direct access to the terrace. The second floor consists of 4 bedrooms, three of them with an en-suite bathroom.

This modern villa features abundant skylights and floor-to-ceiling windows creating more light, space and openness. The high standard elements include central vacuum cleaner, aluminium outdoor shutters, windows - wood/aluminium, swimming pool with whirlpool or security system, heated floors in the swimming pool hall, a kitchen and in the bathrooms (in other rooms steel board and heated pipe units with valves). Other equipment includes windows from five-ventricle Reynaers CS68 and CW50 profiles - heat isolation glass with warm stainless edge, wooden-aluminium profiles in living areas, in other aluminium ones. The villa is made of brick Porotherm blocks and heated by ETICS heating system.

Interior 538 m<sup>2</sup>, plot 858 m<sup>2</sup>, garden 617 m<sup>2</sup>.

