



## House Five-bedroom (6+1)

340 m<sup>2</sup>, Prague 8, Dolní Chabry, Jana Marka

**Sold**





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Plot	827 m <sup>2</sup>
Foot print	207 m <sup>2</sup>
Garden	620 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	17318

**Newly built passive family house located in a pleasant and quiet area of Prague 8 - Dolní Chabry, near Čimický Park and Dražanské Valley, with good access to the city center.**

The ground floor of the house offers a spacious living room with separate kitchen, study room, single garage and a toilet. The upper floor consists of 4 bedrooms and 2 bathrooms with a toilet. **A client can have bathrooms and floors completed according to his wishes.**

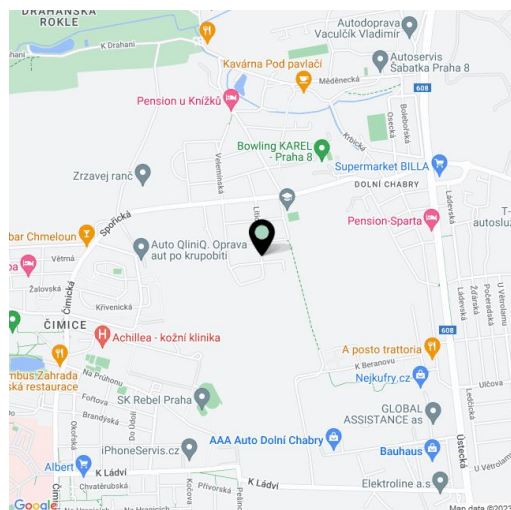
Internal finishings include: intelligent power distribution system, STA, data and EZS, water and sewerage system, preparation for air-conditioning in all rooms, heated floor in the whole house except garage + final surface for laying floor materials. Heating pump and recuperation system - distribution in all rooms. Preparation for final paint. Roof - blown foam - insulation.

Exterior construction of the house is complete including insulation, facade, triple-glazed windows with wooden frames, wooden door, and tiles from natural stone. Preparation for outdoor window blinds.

The house is equipped with smart control system with connection to heating (Mitsubishi heat pump), air-conditioning, recuperation system, shutters, security system, cameras and security guard. Electricity, water and sanitation connections are in place. High-standard equipment includes dust-free central vacuuming, Beam water filter, Röben FLÄMING roof tiles, Velux skylights, Laufen bath fixtures.

The house is just a few minutes by bus to the Kobylisy metro station. Excellent connection to the D8 highway, which runs between Teplice and Mladá Boleslav. All public amenities in the area - a kindergarten and elementary school, Tesco shopping center, Globus.

Interior 340 m<sup>2</sup>, garden 620 m<sup>2</sup>. The purchase price includes VAT.

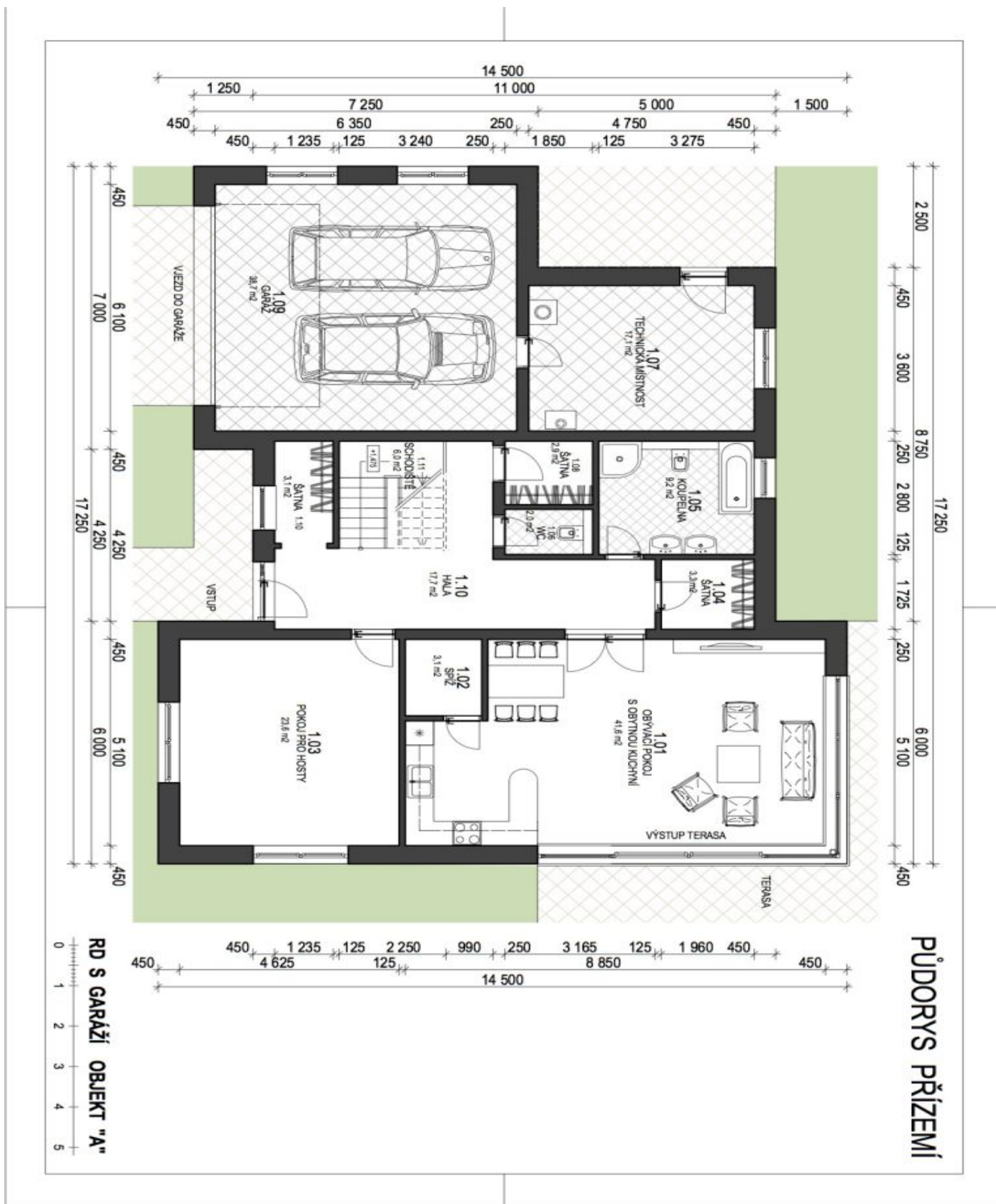




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