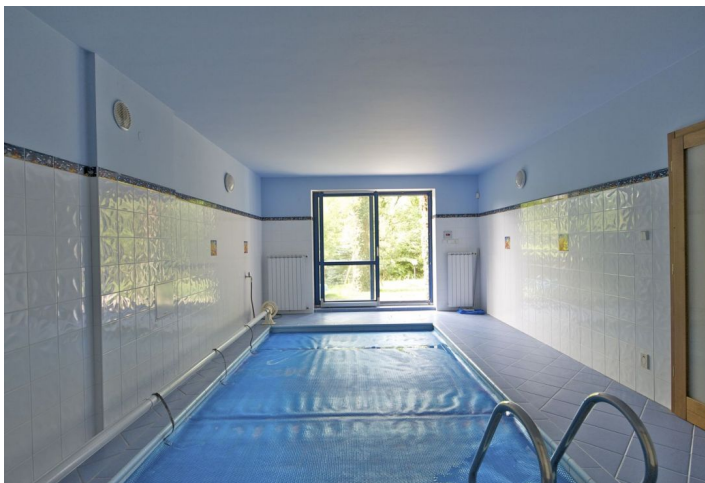




House Five-bedroom (6+kk)

Sold

414 m², Prague 4, Hodkovičky, V zátíší





House Five-bedroom (6+kk)

Sold414 m², Prague 4, Hodkovičky, V zátiší

Total area	414 m ²
Plot	727 m ²
Foot print	131 m ²
Garden	510 m ²
Floor area	352 m ²
Terrace	62 m ²
Parking	Parking available.
Garage	Yes
Cellar	-
PENB	G
Reference number	18760

Family villa (semi-detached house) with indoor pool, sauna, whirlpool tub and mature garden (510 m²) situated in a forest, in a most attractive and quiet area of the Hodkovičky district, with good connections to the city center and international schools.

The house consists of 2 apartments: three-bedroom on the 1st and 2nd floors, one-bedroom on the 3rd floor.

The ground floor has a living room with a **fireplace**, fully equipped kitchen and access to the terrace and garden, **swimming pool**, bathroom with **large whirlpool tub**, shower, **sauna** and toilet. On the 1st floor there are 3 bedrooms, all with access to the terrace and built-in wardrobes, bathroom (shower, toilet), hall with cloakroom and utility room. The 2nd floor, which can be used as an individual unit approachable by an internal staircase, offers a **spacious terrace**, living room with kitchen, bedroom, bathroom with shower and toilet, and closets. There is a **roof garden** on the top floor. The top room with a kitchen corner can be easily converted into another bedroom.

Beautiful views of surrounding greenery, new wooden windows, parquet and tiles, heated floors on the ground floor and in the bathrooms. Other features include central vacuum system, gas boiler Vaillant, satellite TV connection, intercom and alarm, security agency in place.

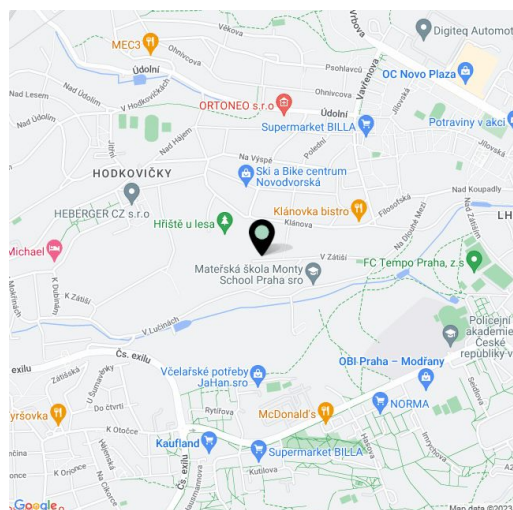
Garage and 3 parking spaces on the property.

Attractive and quiet location with plenty of greenery and sports facilities.

The Novodvorská shopping center is nearby, while a bus stop is right around the corner. Close to a kindergarten, elementary school, music school, tennis courts.

Available from August 2014.

Interior 290 m², terrace 62 m², built-up area 131 m², garden 510 m², plot 727 m².

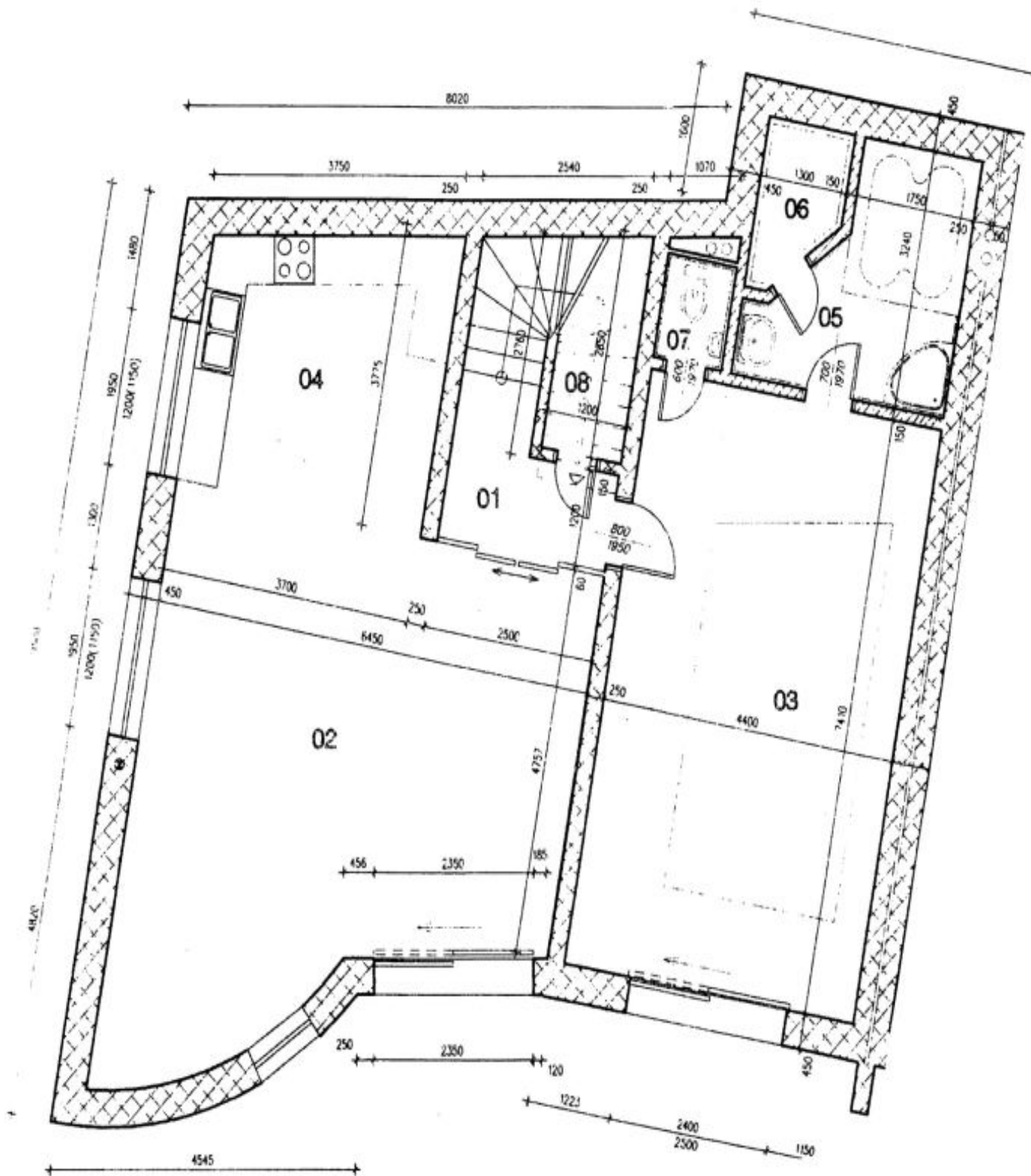




House Five-bedroom (6+kk)

Sold

414 m², Prague 4, Hodkovičky, V zátíší

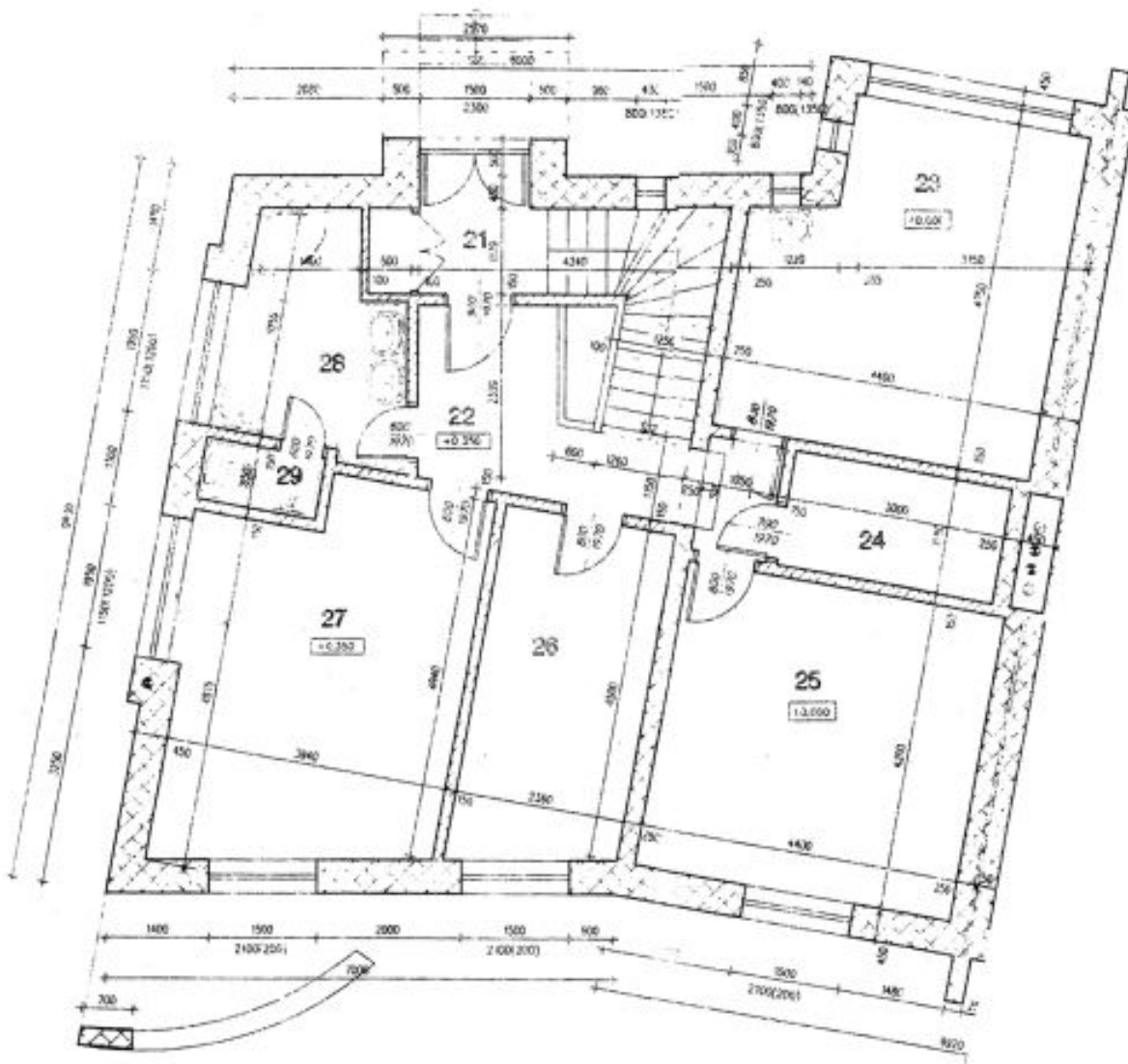




House Five-bedroom (6+kk)

414 m², Prague 4, Hodkovičky, V zátiší

Sold



Legenda místností

Z. n.	účel místnosti	podlahy	m ²
21	úvodní	keramická dlažba	4,57
22	chodba	parkety	8,70
23	obývací	keramická dlažba	13,63
24	kuchyně	keramická dlažba	4,92
25	spalna	parkety	18,42
26	spalna	parkety	17,10
27	spalna	parkety	19,44
28	spalna	keramická dlažba	8,64
29	WC	keramická dlažba	1,27

LEGENDA MATERIÁLŮ:

Zdroj v dokumentaci čísel P20
ne málo WC 10

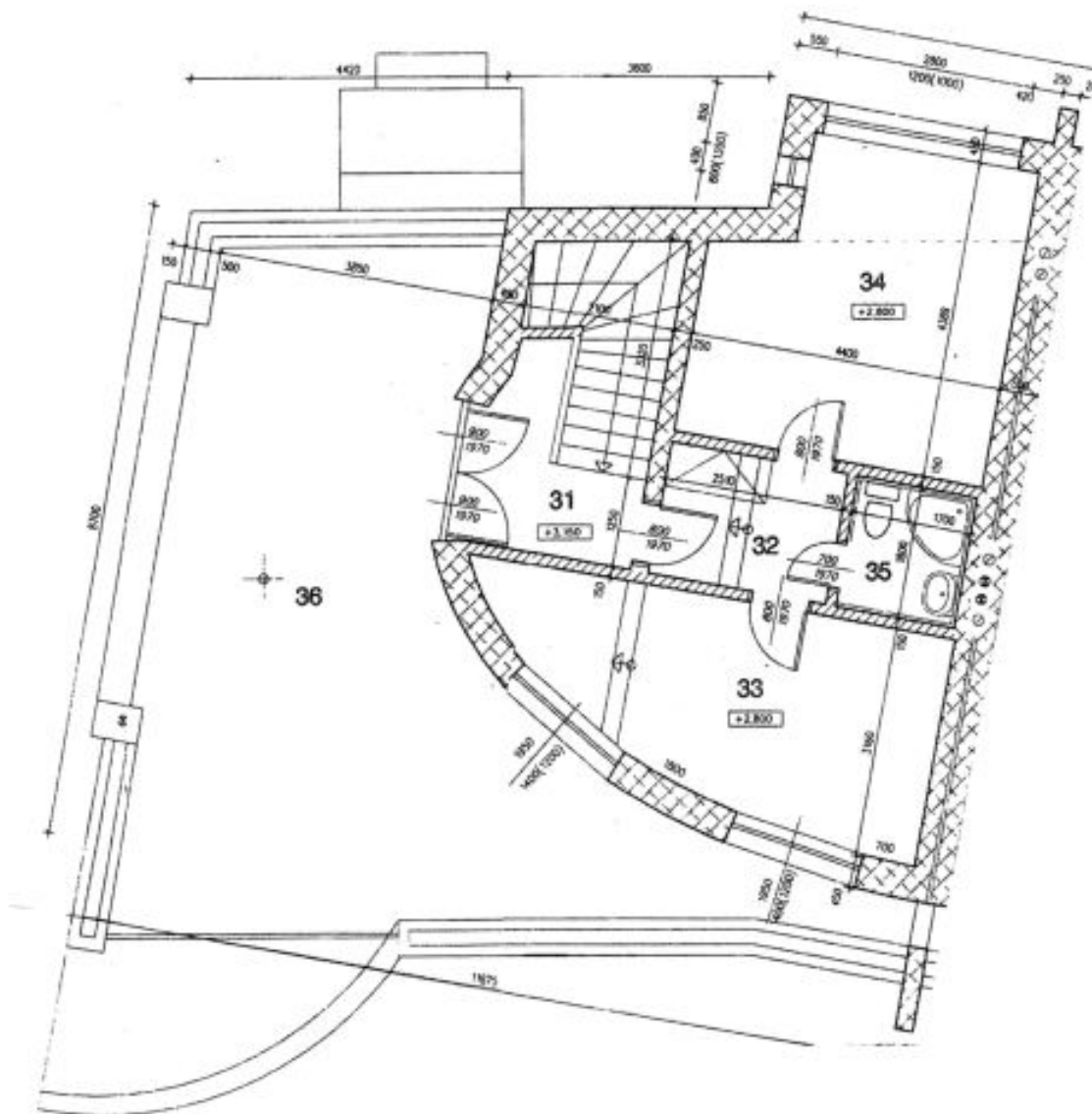
Parkety v dokumentaci čísel
ne málo WC 11



House Five-bedroom (6+kk)

414 m², Prague 4, Hodkovičky, V zátiší

Sold



Legenda místností			
č. An.	účel místnosti	podlaha	m ²
31	chýba	keramická dlažba	3,87
32	průběh	parkety	4,01
33	pokoř	parkety	15,65
34	pokoř	parkety	18,04
35	spalovna	keramická dlažba	2,72
36	terasa	ryhovaná dlažba	48,17

LEGENDA MATERIÁLŮ:

- Živo z dřevných část 120 na malbu MFC 10
- Plátek z dřevných část na malbu MFC 25