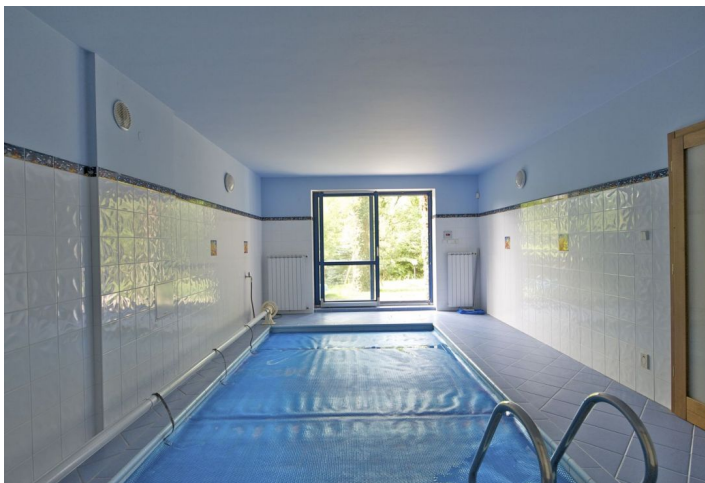




House Five-bedroom (6+kk)

Sold

414 m², Praha 4, Hodkovičky, V zátíší





House Five-bedroom (6+kk)

Sold414 m², Praha 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.

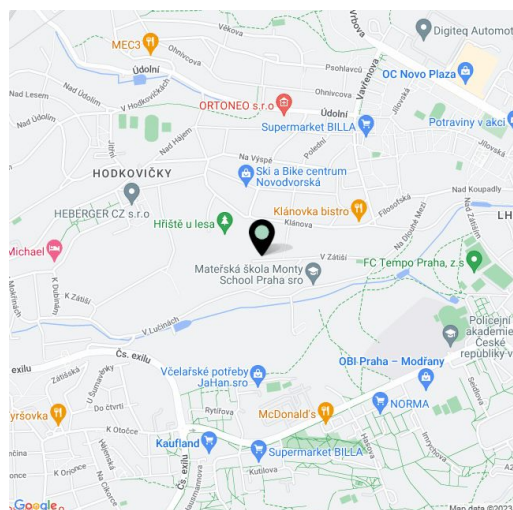
Garage and 3 parking spaces on the property.

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.

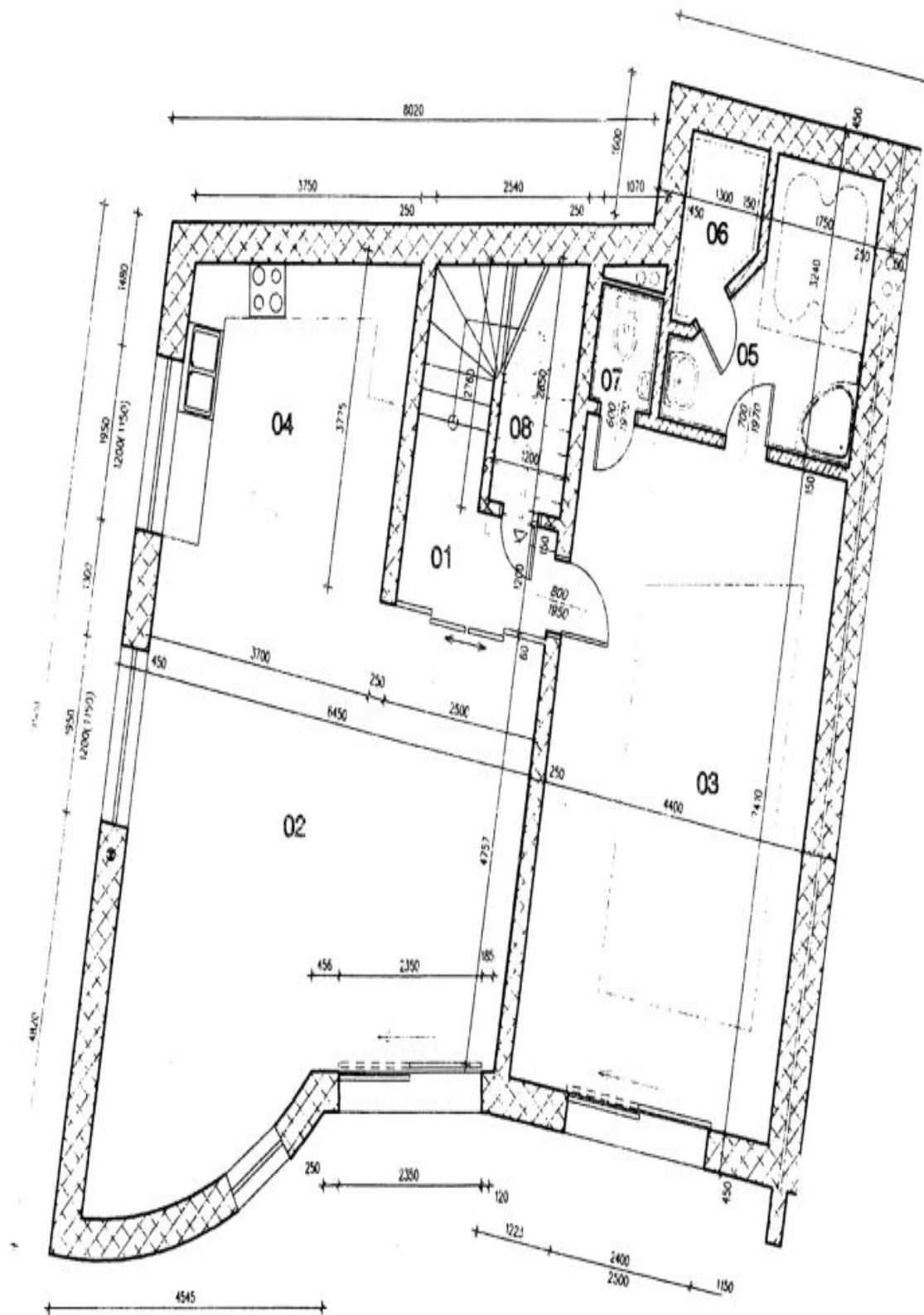




House Five-bedroom (6+kk)

414 m², Praha 4, Hodkovičky, V zátiší

Sold

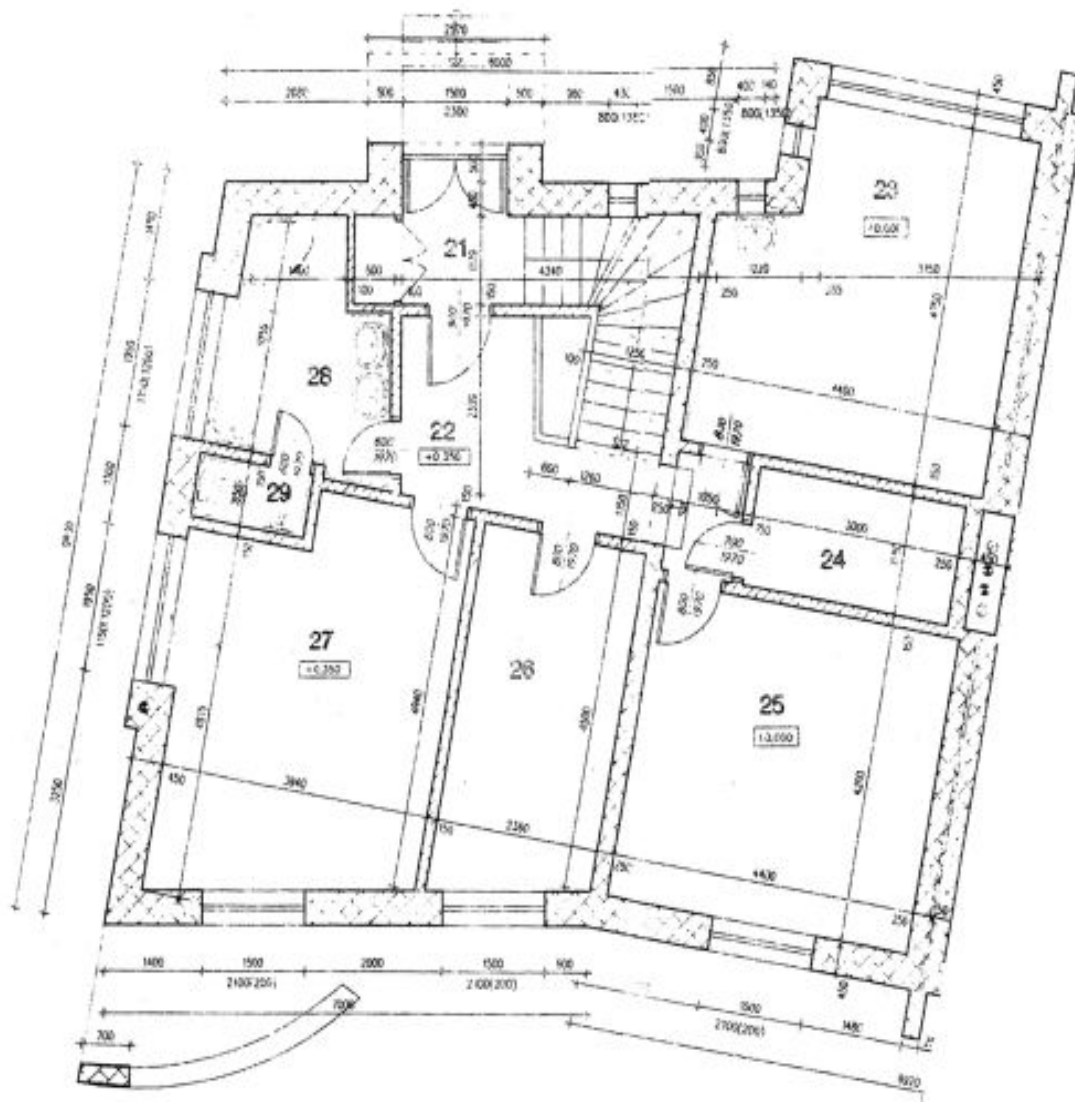




House Five-bedroom (6+kk)

414 m², Praha 4, Hodkovičky, V zátiší

Sold



Legenda místností

Z.č.	Užití místnosti	podlahy	m ²
21	zobč.	keramická dlažba	4,27
22	chodba	parkety	5,70
23	garáž	keramický povrch	3,83
24	kuchyně	keramická dlažba	4,82
25	obč.	parkety	18,42
26	obč.	parkety	17,10
27	obč.	parkety	19,45
28	koupena	keramická dlažba	3,88
29	WC	keramická dlažba	1,27

LEGENDA MATERIÁLŮ:

Zóna z akustickým ztlumením P20 se mříží 40x 10

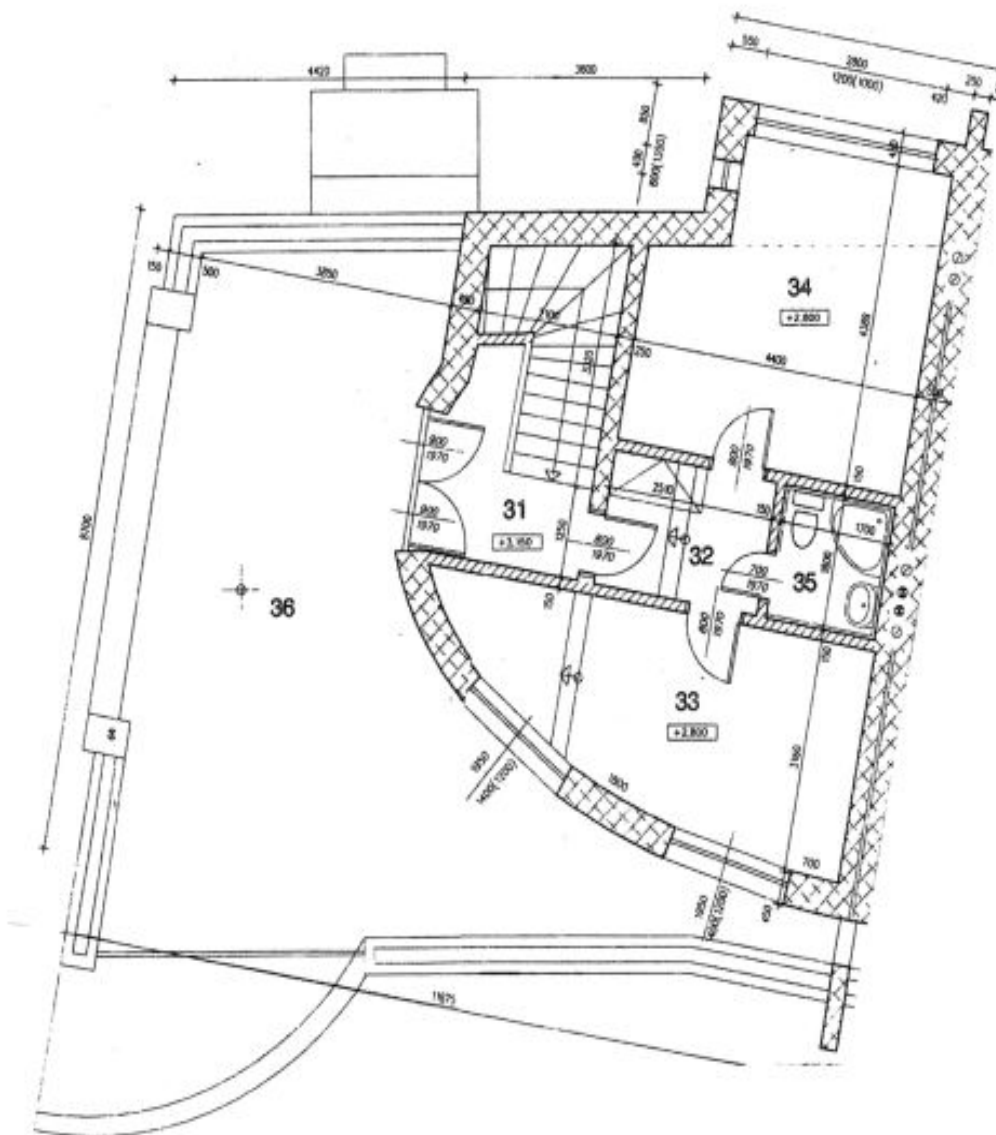
Plochy z akustickým ztlumením se mříží 40x 10



House Five-bedroom (6+kk)

414 m², Praha 4, Hodkovičky, V zátiší

Sold



Legenda místnosti			
č. m.	účel místnosti	podoba	m ²
31	chodba	keramická dlažba	3,87
32	průběh	parkety	4,01
33	ložná	parkety	15,85
34	ložná	parkety	13,04
35	ložná	keramická dlažba	2,72
36	terasa	rybníková dlažba	48,11

LEGENDA MATERIÁLŮ:

- Želez z dřevěných čtvců P20 na malbě WC 10
- Písek z dřevěných čtvců na malbě WC 25