



House Five-bedroom (6+kk)

Sold

350 m², Praha-západ, Průhonice, Rozkoš





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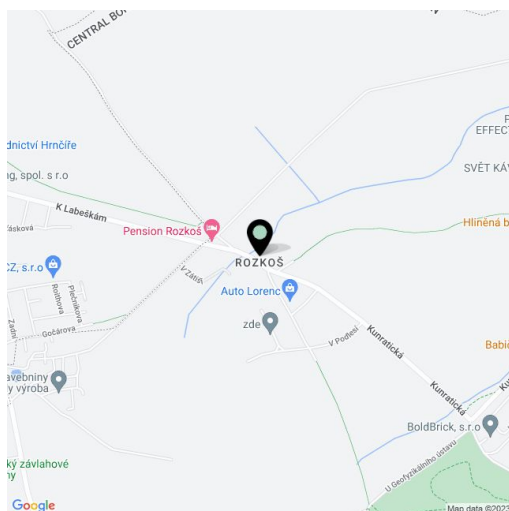
Plot	800 m ²
Foot print	157 m ²
Garden	643 m ²
Parking	Garage for 1 car, 2 outdoor parking spaces.
Garage	Yes
Cellar	-
PENB	B
Reference number	20598

Top quality equipped, air-conditioned villa by architect Alex Gadlina, with design interior and outdoor swimming pool. The house is situated in a quiet residential area that is just a few minutes' walk from Průhonický Park and a five-minute drive from Průhonice (with all amenities). Just 10 minutes by car from the Čestlice commercial zone and waterpark, and the Opatov Metro (line C).

The heart of the house features an **open loft-style living room with a double height ceiling and a glass wall providing access into the garden**, joined with the dining room and kitchen. The rest of the first floor consists of a study, bathroom, dressing room, pantry, laundry room with toilet, utility room, hallway and storage room for garden tools with outdoor access. The second floor has 4 bedrooms (master bedroom with en-suite bathroom and walk-in closet), shared bathroom and dressing room, and staircase hall with a spacious gallery.

The villa is equipped with quiet LG air-conditioning, **large format aluminum windows and doors**, aluminum shutters with Somphy engine remote control, **design lights and interior LED night lighting with automatic time switch**, Devi underfloor heating with separate thermostat for each room. IT distribution networks throughout the house and TV antennas for each room + terrace, quality security camera system, alarm. All interior elements such as the kitchen, stairs, railings and doors are custom made; the purchase price also includes **Rivolta, Calligaris, Oltredomo**, etc. furniture and fittings. The villa has a well-kept garden with mature trees, Hunter central irrigation water from a private well, night lighting, swimming pool (10x3,5 m). **Garage for 1 car** with remote controlled gate, 2 parking spaces on the plot.

Interior 350 m², built-up area 157 m², garden 643 m², plot 800 m².

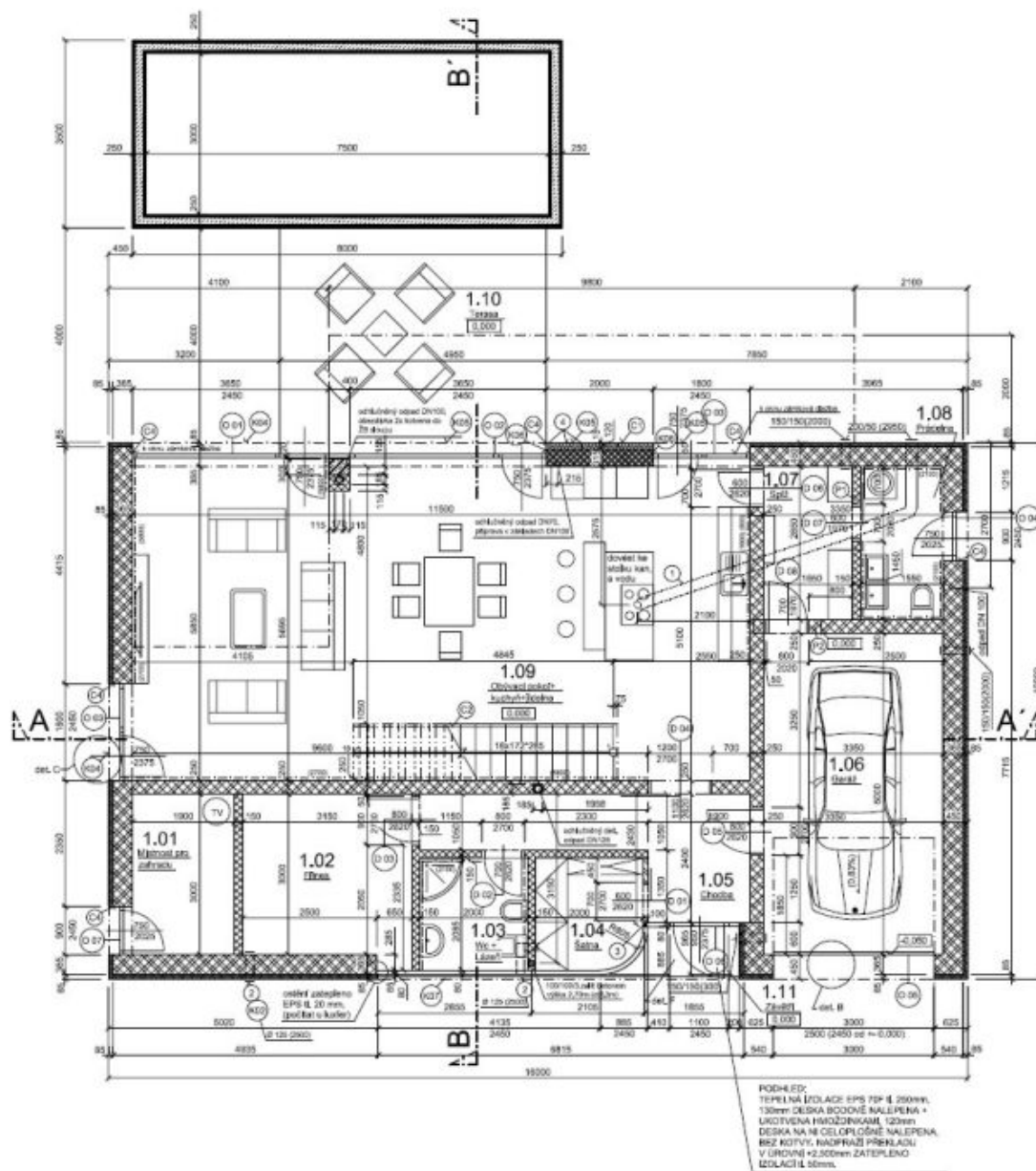




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