



## House Five-bedroom (6+kk)

Sold

350 m<sup>2</sup>, Praha-západ, Průhonice, Rozkoš





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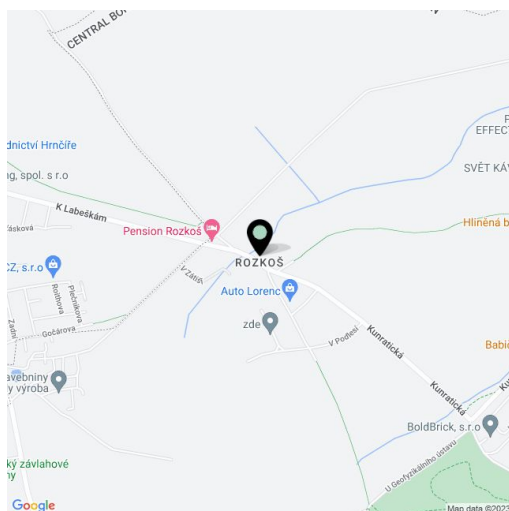
Plot	800 m <sup>2</sup>
Foot print	157 m <sup>2</sup>
Garden	643 m <sup>2</sup>
Parking	Garage for 1 car, 2 outdoor parking spaces.
Garage	Yes
Cellar	-
PENB	B
Reference number	20598

**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 m<sup>2</sup>, built-up area 157 m<sup>2</sup>, garden 643 m<sup>2</sup>, plot 800 m<sup>2</sup>.

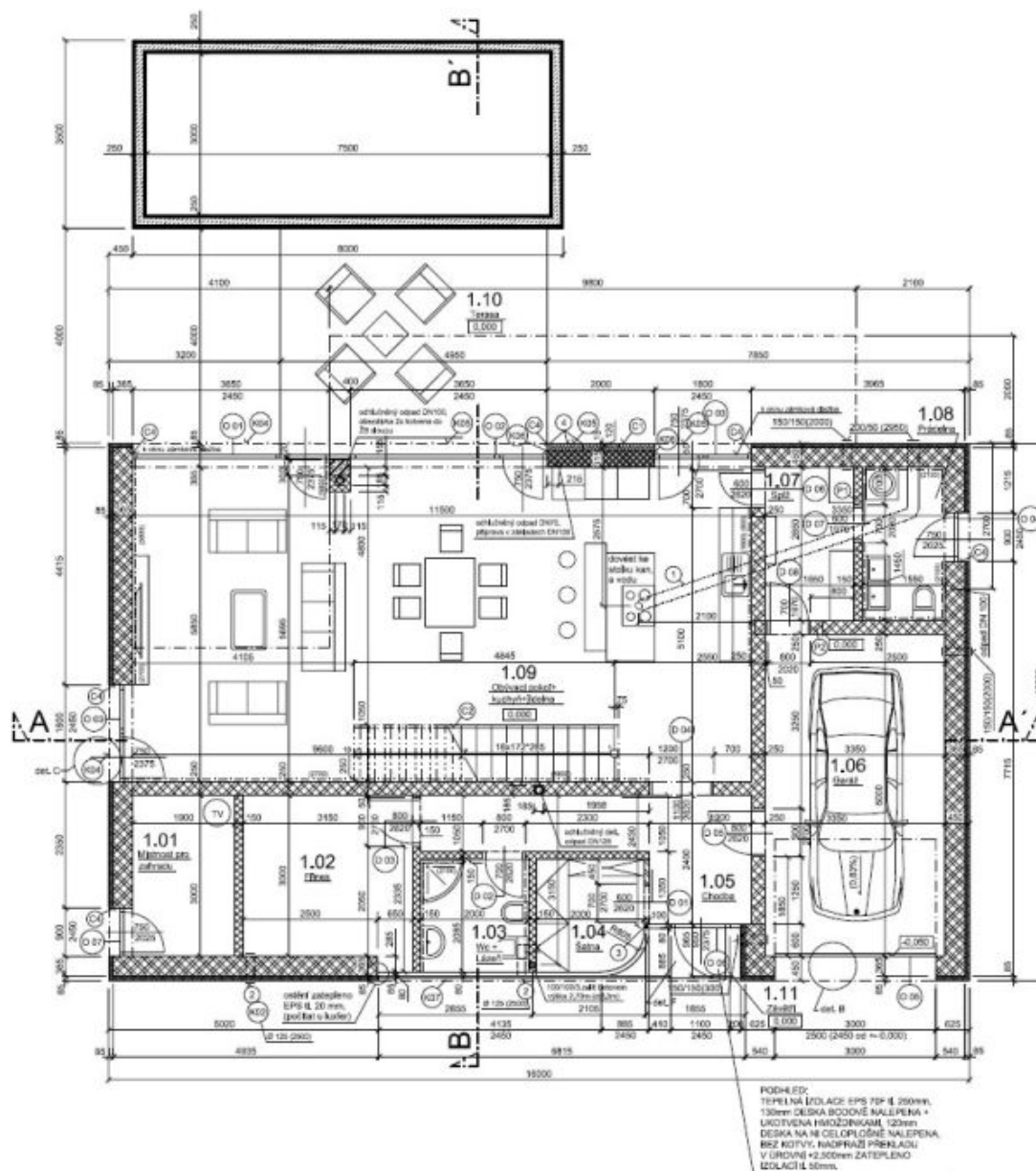




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