



## House Six-bedroom (7+kk)

Ask for price

382 m<sup>2</sup>, Prague 5, Jinonice, Klikatá





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Plot	882 m <sup>2</sup>
Foot print	247 m <sup>2</sup>
Garden	635 m <sup>2</sup>
Parking	Garage for 2 cars, 2 outdoor parking spots.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	20773

Designed by famous architects Kareš and Rais, this exclusive low-energy villa with a lift and costly equipped interior will offer uncompromising quality of architecture and materials. The house is set in a southwestern slope overlooking the new Waltrovka residential district, in the immediate vicinity of the large Košíře-Motol natural park and with good access to both the city center and Letiště Václava Havla airport. All this and more guarantees comfortable and prestigious living. Final approval is scheduled for December 2015.

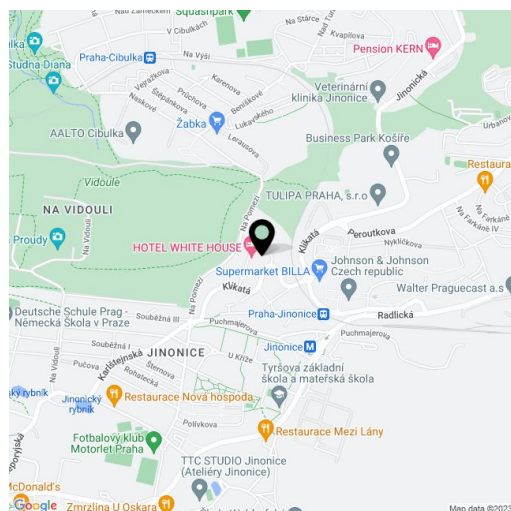
The heart of the villa consists of a spacious living room with **fireplace**, sunroom, kitchen, dining room and **sliding floor-to-ceiling windows** that lead to the garden. The rest of the ground floor features a study room, guest room, bathroom with shower, sink and toilet, a dressing room and central hall. On the 1st floor is a master bedroom with en-suite bathroom and walk-in closet, 2 bedrooms with walk-in closets and a shared bathroom, separate toilet and hall; all bedrooms have access to the terrace. The basement consists of a **relaxation area with a Finnish sauna and a bathroom, a home cinema room**, utility room and garage for 2 cars.

The villa is designed by architects Kareš and Rais, who belong amongst leaders in the field of premium residential home projects. Their work is renowned for its timeless Czech Functionalism style, together with elements of contemporary world architecture. In compliance with current trends, the villa is a low-energy house, is environmentally friendly, and has minimal operating costs.

The high quality equipment includes three-layer wood flooring in interior and exotic wood on the terrace, **aluminum-wood windows with triple safety glass** and automatic controlled exterior shutters, handcrafted wood interior doors, Italian designer tiles, German sanitary ceramics, heat pump, underfloor heating and **ventilation using heat recovery**. 2 garage parking spaces, 2 outdoor spaces on the plot.

The villa is located in a pleasant location near a metro station, kindergarten, elementary school and playground. Only a few minutes' drive to the Golf Club Praha, Greyhound Park Motol sports-entertainment resort, Barrandov Aquadream water park, and the Nový Smíchov shopping center in Anděl.

An option to purchase in the state before completion of final surfaces. Interior 382 m<sup>2</sup>, built-up area 247 m<sup>2</sup>, garden 635 m<sup>2</sup>, plot 882 m<sup>2</sup>.



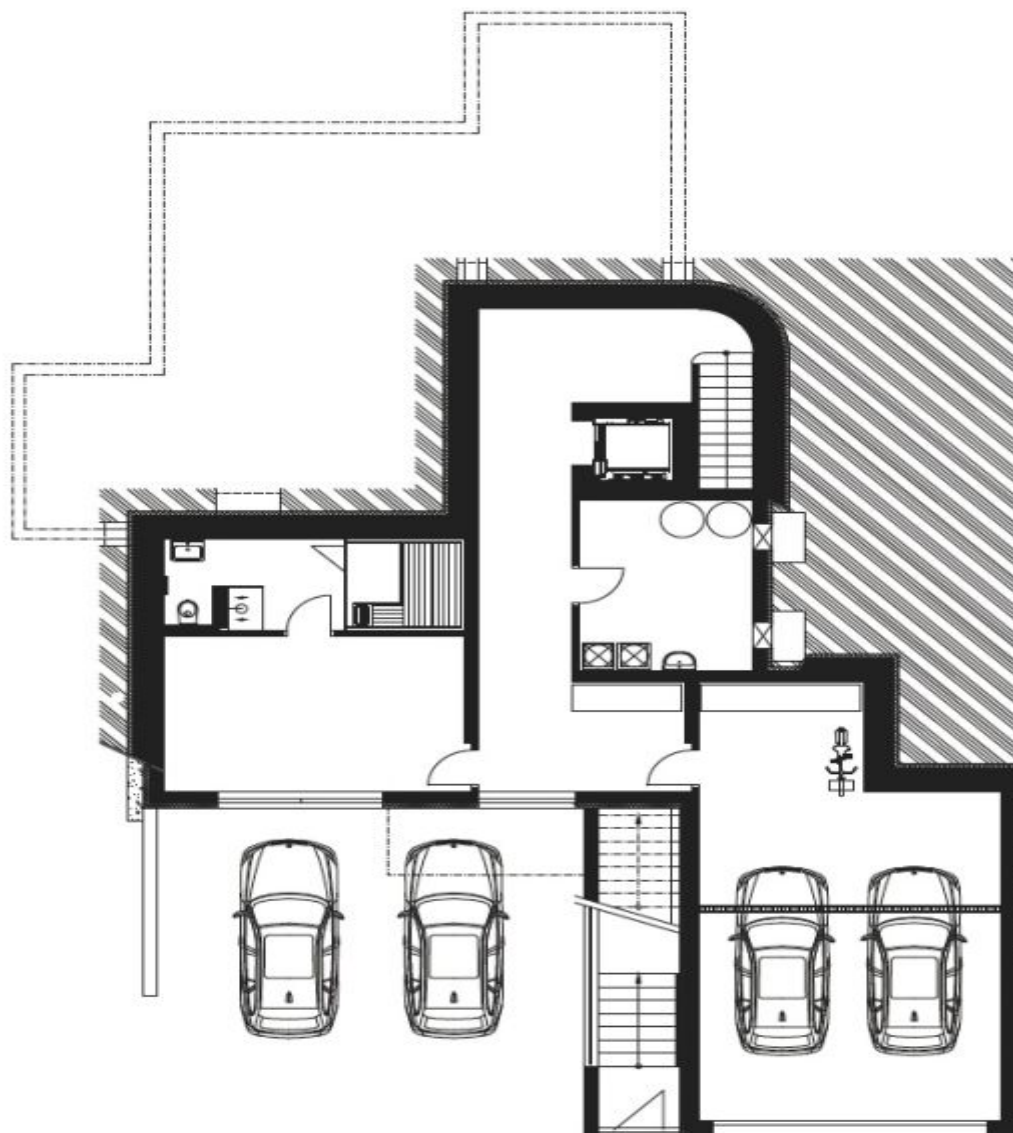




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### 1. podzemní patro

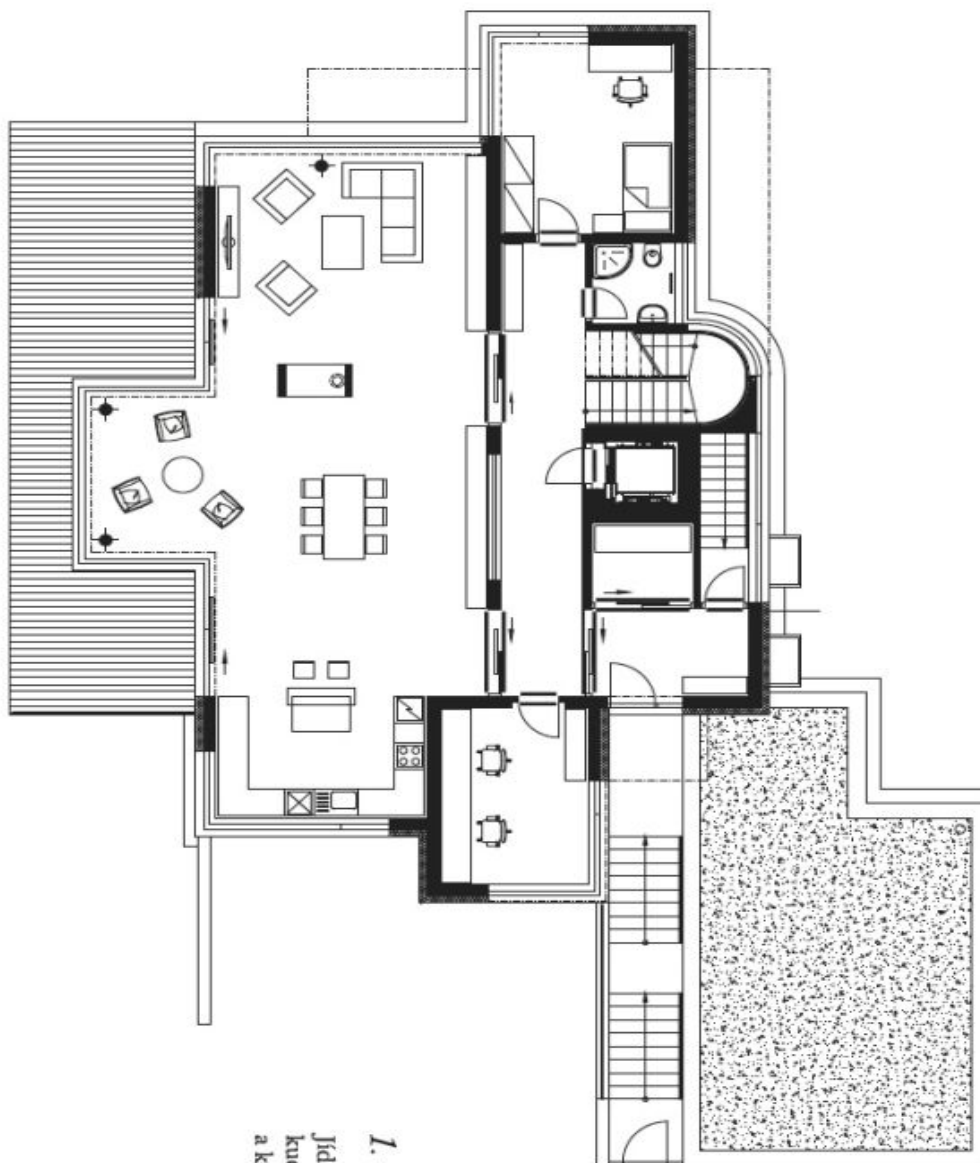
Garáž pro dvě auta, technická místnost,  
kino, relax s finskou saunou a koupelnou.



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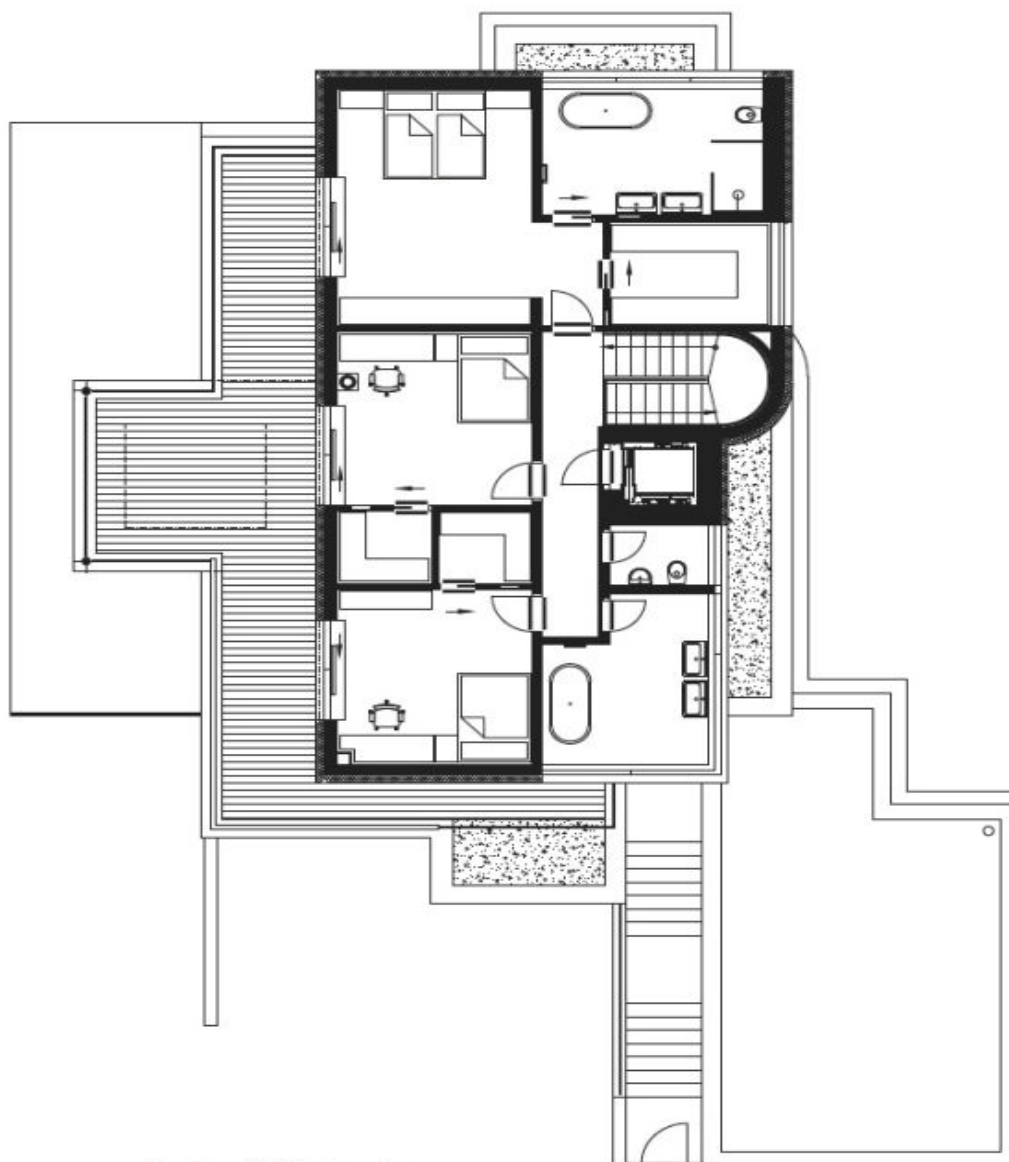
*1. nadzemní patro*  
Jídelna s krbem, obývací pokoj, zimní zahrada,  
kuchyně, pokoj pro hosty, pracovna, šatna  
a koupelna.



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### 2. nadzemní patro

Ložnice s prostornou koupelnou a prostornou šatnou, dva pokoje pro děti se šatnami a koupelna pro děti.

Venkovní terasa na úrovni 1. nadzemního patra a terasa u 2. nadzemního patra.