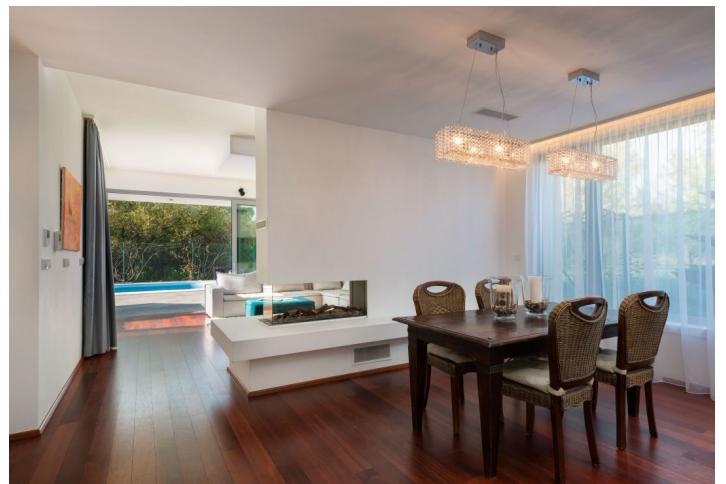




## House Six-bedroom (7+1)

608 m<sup>2</sup>, Praha-východ, Zdiby, K Boleslavce

Sold





## House Six-bedroom (7+1)

**Sold**608 m<sup>2</sup>, Praha-východ, Zdiby, K Boleslavce

Usable area	608 m <sup>2</sup>
Plot	803 m <sup>2</sup>
Foot print	256 m <sup>2</sup>
Garden	547 m <sup>2</sup>
Floor area	528 m <sup>2</sup>
Balcony	30 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	Garage for 3 cars
Garage	Yes
Cellar	Yes
PENB	C
Reference number	21394

Boasting 6 bedrooms and 4 bathrooms, 2 fireplaces, and an outdoor pool, this new, excellently equipped Functionalist-style villa designed by an Australian architect is set in the green residential area of Zdiby, Praha-východ – just a 10 minutes' drive from the Kobylisy metro station. This modern villa's showcase feature is its breathtaking 8 meter high entrance hall featuring a majestic floating staircase and a glass ceiling.

The ground floor features a living room with large sliding windows leading to the swimming pool and children's play area, optically separated from the spacious dining room by a **double-sided fireplace**. Next to this is the separated home office, cloakroom, and guest toilet.

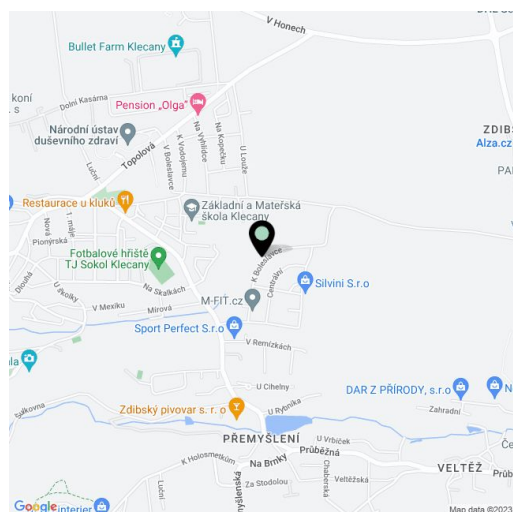
The large, modern kitchen equipped with the highest quality **Siemens and Miele** appliances and designer lighting comfortably seats up to 14 guests. A double sliding window gives access to the terrace and purpose built BBQ area and bar with sink and fridge. The kitchen is connected with a pantry and a guest toilet.

The 1st floor consists of a spacious master bedroom with a large built in designer bed, fireplace and en-suite bathroom featuring 2 sinks, **rain forest shower, jacuzzi bath** and toilet, and leading into the **23 m<sup>2</sup> custom fitted walk-in closet**. The children's section features 2 bedrooms connected by a joint bathroom with bathtub, 2 sinks and a toilet. Opposite is an en-suite bedroom. Separated for privacy is the guest wing consisting of a bedroom with en-suite bathroom, fittings for a kitchenette and a lounge/dining room, accessible by a separate entrance.

Top quality equipment of the villa includes **air-conditioning**, high end Italian tiles, merbau hardwood floors and carpets, **large format aluminium windows** with triple-glazing and electric blinds, underfloor heating provided by gas boiler, custom made interior and security doors, security system, high speed Wi-Fi. Heated driveway and sidewalk to the main entrance. The house includes a garage and garden cellar as well as a terrace with purpose built BBQ area with bar, and a 40 m deep well connected to the garden's automated irrigation system.

Quiet residential location within easy reach of full services and with good connections to Prague. The house is located just 2 minutes away on foot from a public transport bus stop; kindergarten, school, shops and restaurants – all within a 5-minute drive.

Interior 528 m<sup>2</sup>, footprint 256 m<sup>2</sup>, garden 547 m<sup>2</sup>, plot 803 m<sup>2</sup>.

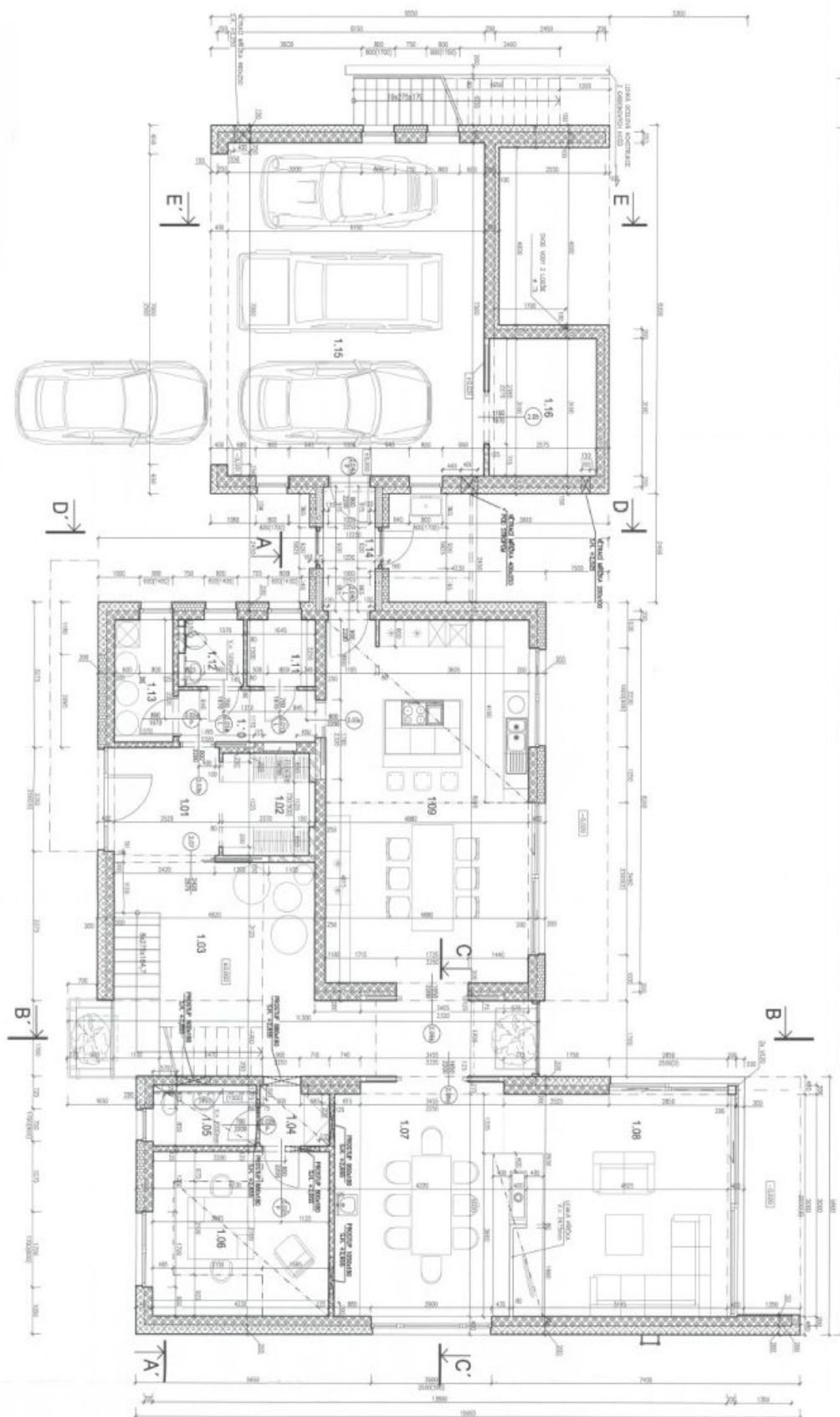




# House Six-bedroom (7+1)

608 m<sup>2</sup>, Praha-východ, Zdiby, K Boleslavce

Sold

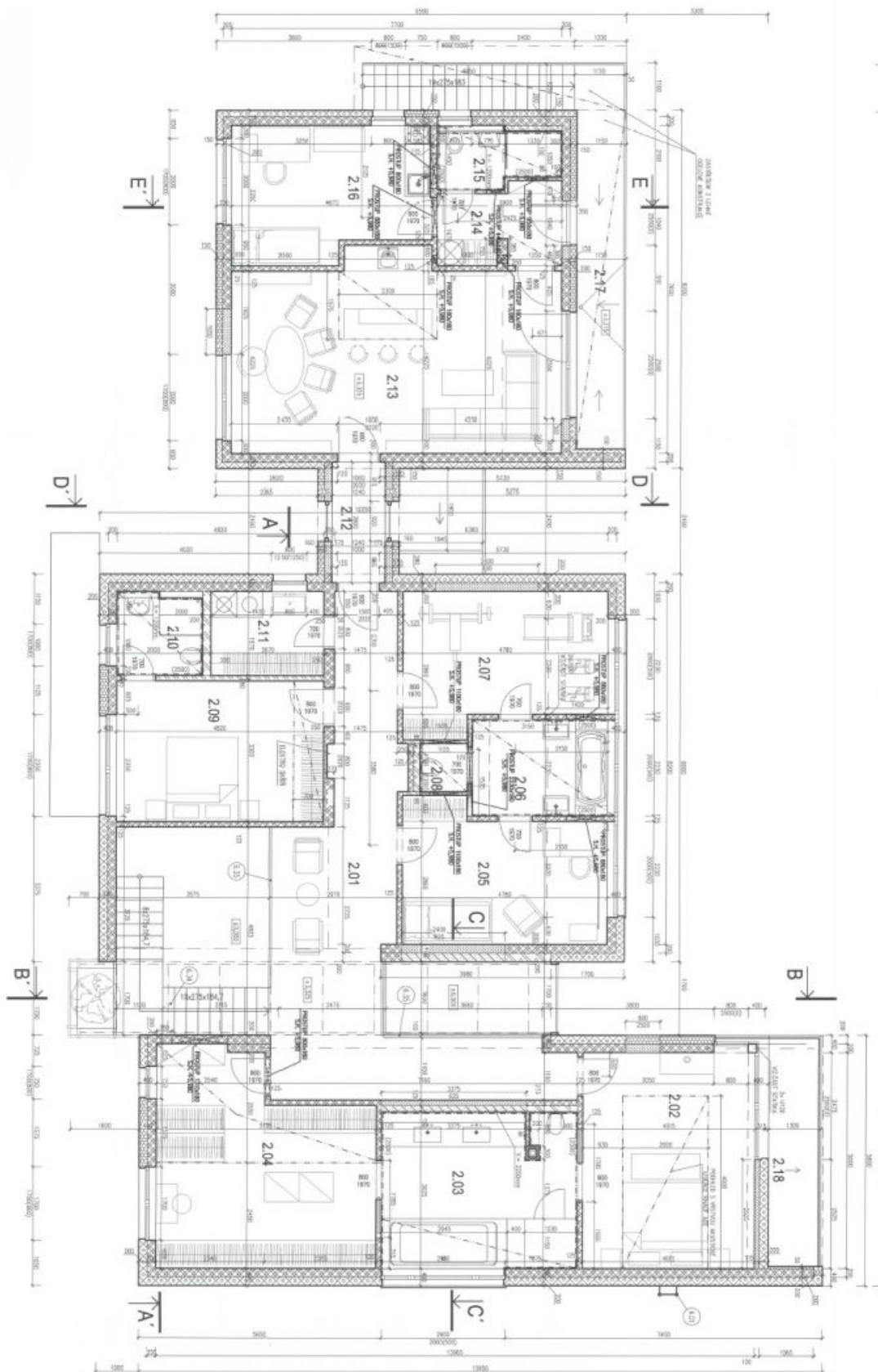




# House Six-bedroom (7+1)

608 m<sup>2</sup>, Praha-východ, Zdiby, K Boleslavce

**Sold**

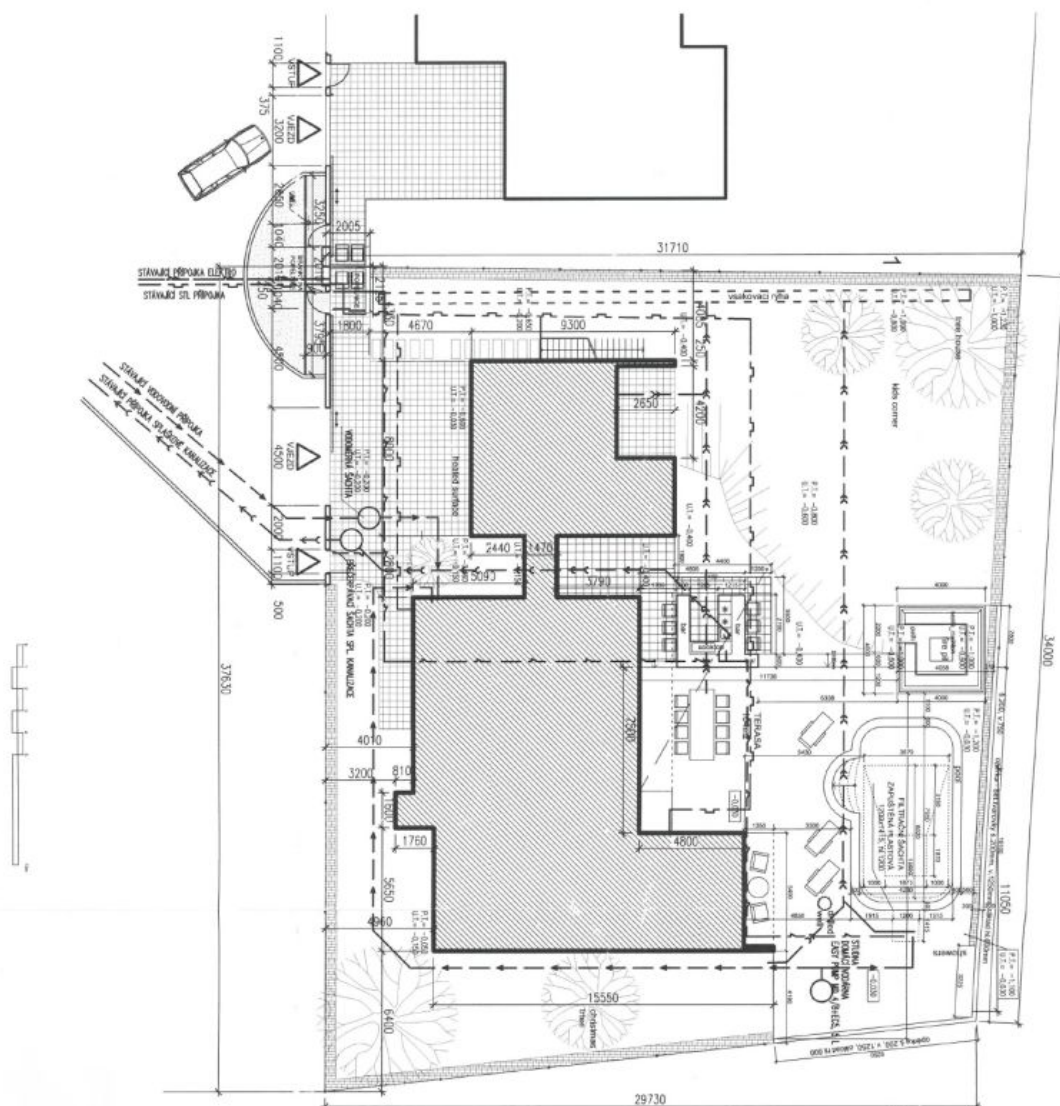




# House Six-bedroom (7+1)

608 m<sup>2</sup>, Praha-východ, Zdiby, K Boleslavce

Sold



PT = PŮVODNÍ TERÉN  
UT = UPRAVENÝ TERÉN

- přípojka vody
- splašková kanalizace
- přípojka plynu
- přípojka elektro

celková plocha pozemku 1059m<sup>2</sup>  
zastavěná plocha 264m<sup>2</sup>  
procento zastavění: 24,9%  
maximální výška objektu 7,8m od UT