



House Three-bedroom (4+kk)

Sold

172 m², Prague 9, Horní Počernice





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Plot	548 m ²
Foot print	127 m ²
Garden	421 m ²
Parking	Garage for 1 car
Garage	Yes
Cellar	-
PENB	B
Reference number	24128

Newly emerging family villa located in a popular, quiet and green residential area of Horní Počernice, only a 3-minute walk from a bus stop with fast connections to the subway and a shopping and entertainment center in Černý Most.

The ground floor will offer a living room with preparation for a kitchen and dining area with terrace access, a pantry, walk-in closet, separate toilet, utility room, and a hallway with entrance to the garage. The 1st floor will consist of a master bedroom with private walk-in wardrobe and en-suite bathroom with shower and toilet, two children's bedrooms, a shared bathroom with bathtub and toilet, and a corridor.

The house will be completely finished with the exception of the kitchen, wardrobes and lighting fixtures, which are not included in the purchase price. Standards will include wooden or laminate flooring according to the client's choice, Finezza rectified large format tiles, **large format aluminum windows** with triple glazing, veneered interior doors, Laufen, Villeroy & Boch, Grohe and Kaldewei sanitary ware and bathroom fixtures, remote-controlled garage door, Schneider sockets and switches, Jablotron alarm, videophone, **IVT heat pump in energy class A ++**. The pool displayed in the visualization is not included.

Good access to downtown Prague, complete amenities within easy reach – kindergartens, schools, gymnasium, shops, sports centers, theater. Adjacent cycling path follows the Klánovický forest. The house is located near ponds, Tvrz Hummer entertainment area and the Golf Resort Black Bridge golf course.

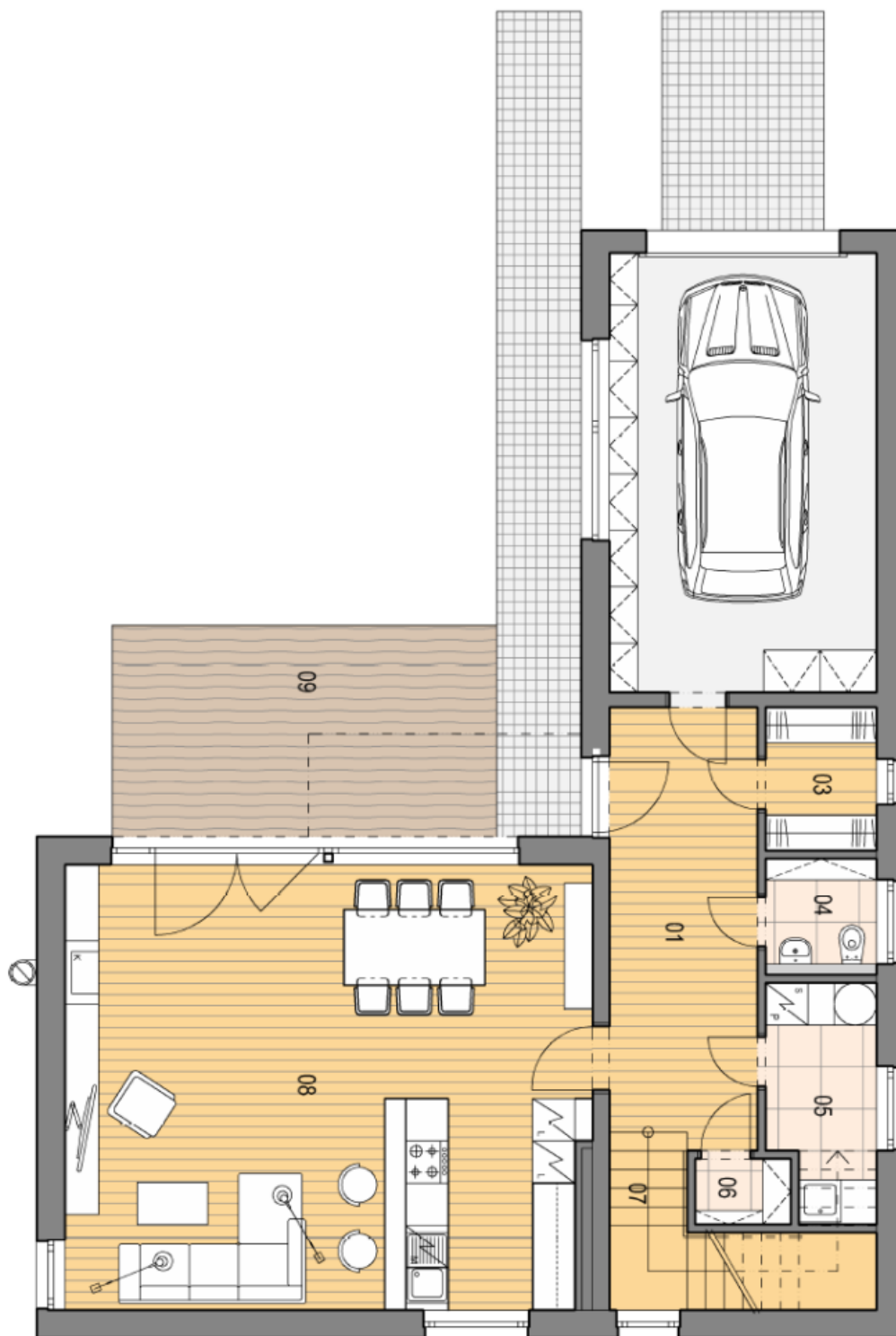
Interior 175 m², built-up area 127 m², garden 421 m², plot 548 m².



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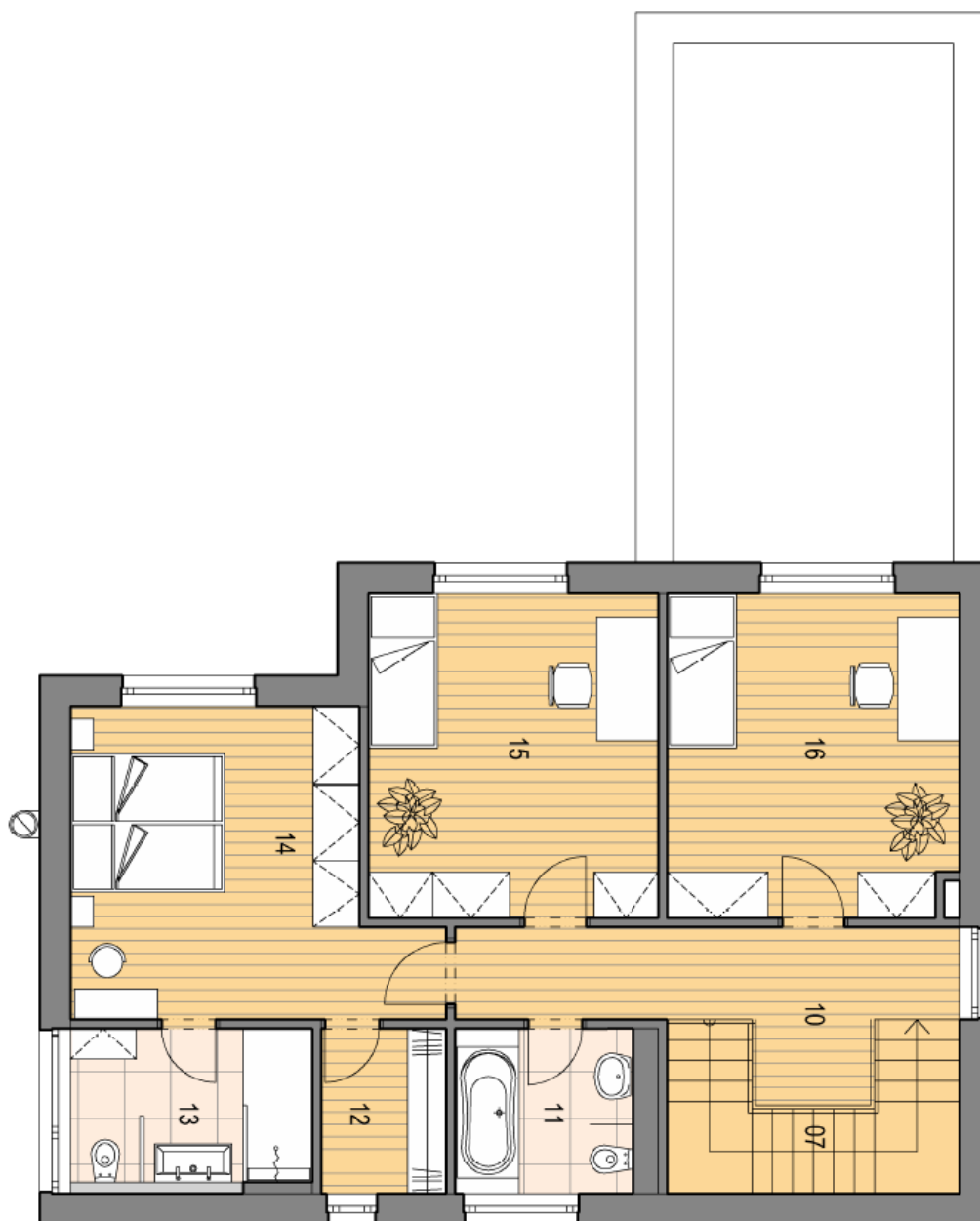




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