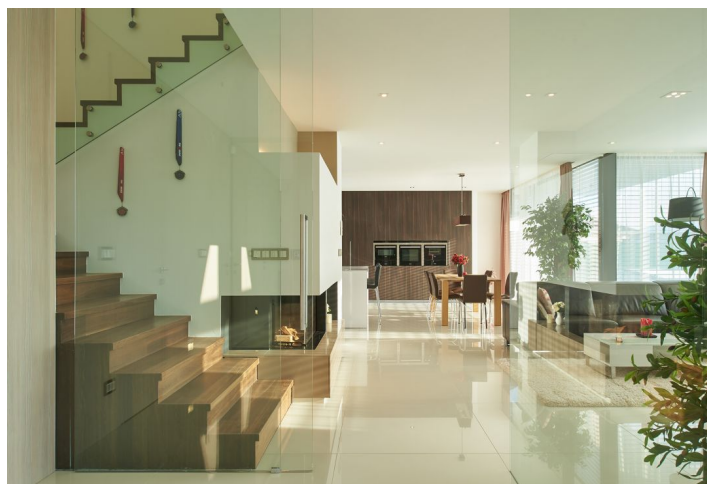




## House Four-bedroom (5+kk)

Sold

288 m<sup>2</sup>, Praha-západ, Jesenice, Albatrosová





## House Four-bedroom (5+kk)

**Sold**288 m<sup>2</sup>, Praha-západ, Jesenice, Albatrosová

Plot	855 m <sup>2</sup>
Foot print	200 m <sup>2</sup>
Garden	655 m <sup>2</sup>
Parking	Garage for 2 cars and 2 additional parking spaces on the property
Garage	Yes
Cellar	-
PENB	B
Reference number	24536

**Newly built modern, well equipped villa in the timeless style of Functionalism with a design interior and a top notch outdoor pool, situated on the edge of a residential area of the Zdiměřice village. The location offers above all tranquility, privacy and walking distance to the beautiful Pruhonice park, as well as excellent transport links with easy connection to the Prague circle, Southern Ring Road and the D1 and D4.**

The heart of the house, the ground floor, features an open concept living room, kitchen and dining area with **designer fireplace** and access to the garden. On the same floor there is also a hall, walk-in closet, separate toilet and pantry. The upper floor is composed of a private zone consisting of a master bedroom with en-suite bathroom, two other bedrooms, study, shared bathroom and utility room. Two rooms share a south-facing balcony. There is a **garage for 2 cars** and 2 additional parking spaces on the property. The architectural concept of the villa highlights the glazed **southern facade**, which makes the interior airy and always full of light. The high standard features include Mitsubishi **air-conditioning** on the top floor, large format polished Italian tiles, **frameless aluminum windows and doors**, safety triple glazing, high-end kitchen with **Technistone** counter top and Siemens appliances, Catalano bathroom ceramics, centrally controlled blinds, Rehau underfloor heating with remote control over mobile application, Woodface built-in cabinets, etc. The house including the garage is **secured with a Jablotron alarm connected to security** and keyless entry with biometric lock, the plot is guarded by the integrated camera system. The garden features a **high-quality 6x3 m swimming pool from Prestigepools** with modern roofing, lighting, counterflow, a heat pump for heating and automated cleaning unit for the maintenance of saltwater. The garden, complete with mature trees, is equipped with an automatic irrigation system.

In Zdiměřice there are schools, playgrounds, a golf driving range, tennis, beach volleyball courts and other sport grounds. Other amenities are available just a few minutes away in neighboring Průhonice or nearby Kunratice. The prestigious Sunny Canadian International School is within a 5 minute reach, access to city center in 25 minutes.

Usable area of 288 m<sup>2</sup>, including 64 m<sup>2</sup> garage; built up area 200 m<sup>2</sup>, garden 655 m<sup>2</sup>, land 855 m<sup>2</sup>.

