



## House Three-bedroom (4+kk)

Sold

138 m<sup>2</sup>, Prague 4, Braník





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Plot	219 m <sup>2</sup>
Foot print	100 m <sup>2</sup>
Garden	119 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	A
Reference number	24827

Boasting a heat recovery system, lovely views and a landscaped garden is this new, low-energy semi-detached house, designed by Luděk Rýzner from the renowned OK Plan Architects architectural studio. The house is situated in an attractive area on the border of Podolí and Braník, Prague 4, just a few-minutes' walk from a bus stop.

In the basement there is a garage for two cars with a heated floor, from which there is direct access to the main hall of the house which consists of a walk-in wardrobe, bathroom with bathtub and toilet, and a utility room. On the ground floor there is a living room with a **fireplace**, direct access to the south-facing terrace and garden, and an area prepared for the installation of a kitchen. The upper floor consists of 3 bedrooms, a walk-in closet, and a bathroom with shower and toilet.

Facilities include **triple-layer hardwood floors**, **aluminum windows** with remote controlled shutters, concrete stairs with Ardex screed and glass railing, underfloor heating, NILAN electric boiler including **heat recovery** and air / air **heat pump**, CCTV, alarm, and HUNTER automatic irrigation system in the garden.

The house is located in a quiet green area within fast and easy reach of all amenities. Nearby you can find a primary school, J. Ježek conservatory, health center, Podolí swimming pool, and Žluté Lázně leisure center.

Usable area 178 m<sup>2</sup> out of which 40 m<sup>2</sup> is a garage, built-up area 100 m<sup>2</sup>, garden 119 m<sup>2</sup>, plot 219 m<sup>2</sup>.





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