



House Five-bedroom (6+1)

Sold

566 m², Praha 5, Stodůlky, V Borovičkách





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Total area	566 m ²
Plot	1 089 m ²
Foot print	170 m ²
Garden	919 m ²
Floor area	524 m ²
Balcony	14 m ²
Terrace	28 m ²
Parking	3 garage parking spaces + 2 parking spaces on the plot
Cellar	Yes
PENB	G
Reference number	25546

This family house with 3 housing units and a landscaped garden with mature trees and a water well is situated in a quiet part of Stodulky next to the Košíře Motol Nature Park. There are 3 parking spaces, a swimming pool, and a Finnish sauna. Ideal housing for both individuals and families with children.

In the basement, there is a living room, a bathroom with a toilet, the utility equipment of the house, a cellar, and a separate garage for 3 cars. On the plot, it is possible to park another 2 cars with the option of constructing a carport.

On the ground floor, where there is also the main entrance to the house, there is an entrance hall, a laundry room, a bathroom, a guest toilet, a bedroom, and a living room with a kitchen and access to the terrace. There is also a **swimming pool and a Finnish sauna**. In 2016, a new pool engine room and a saltwater preparation plant were built for the even greater comfort of the villa's residents. The layout of this floor is 2-bedroom.

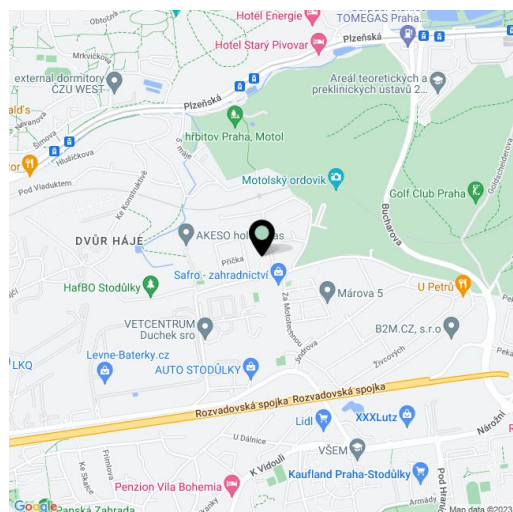
On the 1st floor, there is also a **2-bedroom apartment** consisting of 2 bedrooms, a living room with built-in wardrobes, a hall with access to a south-facing terrace, and a west-facing balcony.

The 2nd floor is designed as an attic with airy ceilings and bright interiors. The **2-bedroom** layout consists of a hall, a bathroom, a guest toilet, and a terrace.

The facilities include **oak paneling and wooden laminate parquet floors, white plastic windows and Velux wooden windows**. The house is heated by a **Junkers** gas boiler; the bathrooms have **electric mats**. The chimney was recently re-lined. The house was completely renovated in 2011.

A calm location that offers many opportunities for walks and other sports activities. Nearby, there is a **golf center and tennis courts, the Motol outdoor swimming pool, and the Kosire Motol Nature Park**. There are also good civic amenities, including several large supermarkets, a hospital, kindergartens, and many elementary schools. About 100 meters from the house there is a bus stop, which is connected to the A and B lines of the metro (the Nemocnice Motol metro station can be reached in 7 minutes, the Nové Butovice metro station in 10 minutes), the ride to the city center takes half an hour. The proximity of the Rozvadov motorway makes traveling by car very easy.

Useable area about 524 m², terrace 28.49 m², balcony 6.95 m², built-up area 170 m², garden 919 m², plot 1,089 m².

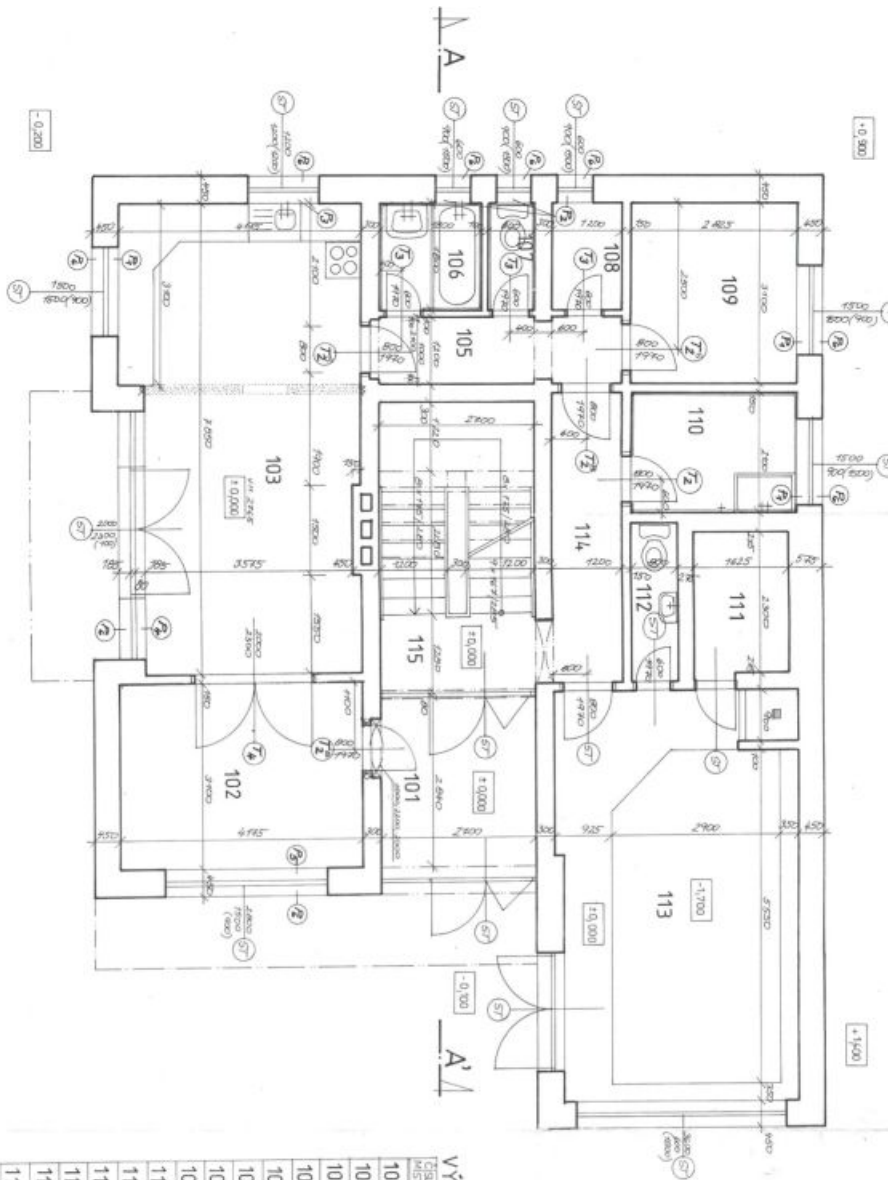




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VÝPIS MÍSTNOSTÍ

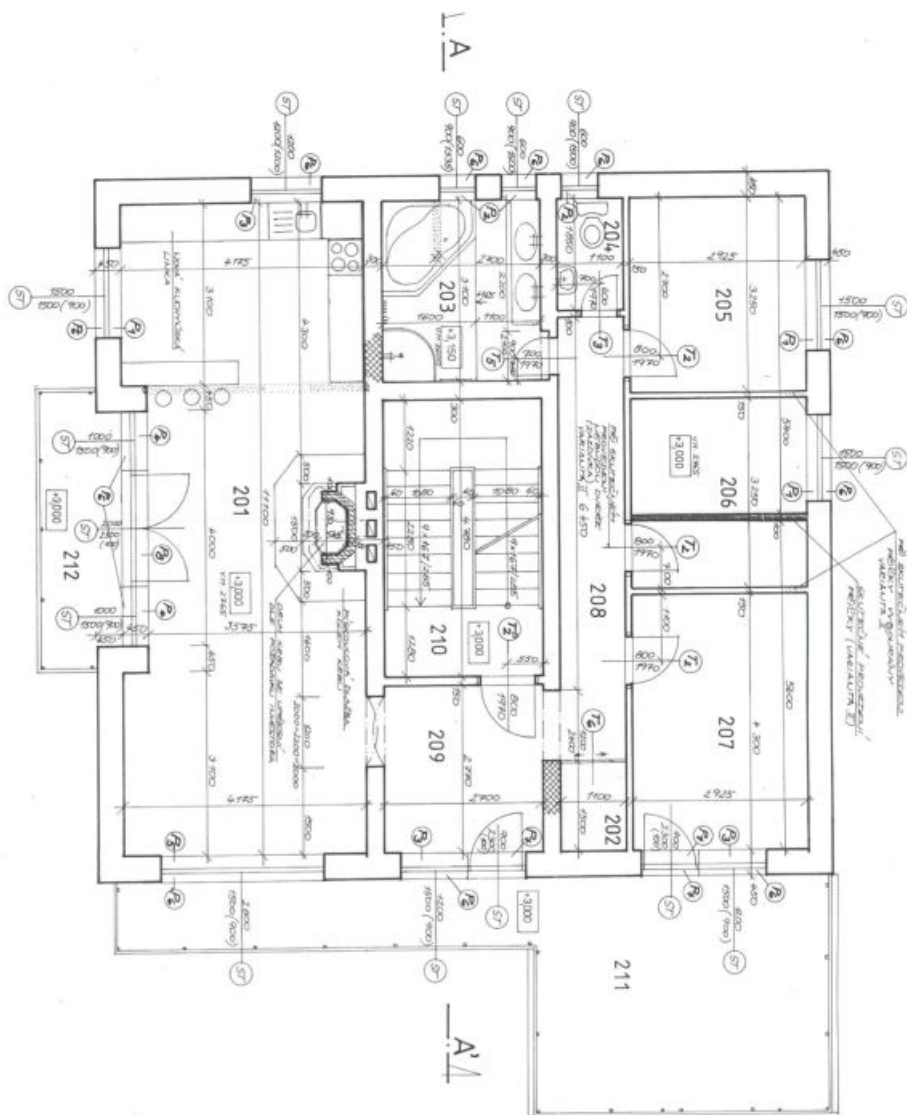
ČÍSLO MÍSTNOSTI	DRUH MÍSTNOSTI	ROZSAH m ²	PODLAHA	STĚNY A STŘEŠE	POKRYTÍ
101	VSTUP	0,17	1. NP	—	—
102	PRACOVNA	4,09	1. NP	—	—
103	OBÝVAČI TROJKA s kuchyní a jídelnou	30,14	1. NP	—	—
105	LOUŽENKA	4,48	1. NP	—	—
106	KOUPELNA	3,24	1. NP	—	—
107	WC	1,44	1. NP	—	—
108	SPALNA	2,16	1. NP	—	—
109	LOUŽENKA	0,16	1. NP	—	—
110	PRACOVNA	0,93	1. NP	—	—
111	SPALNA	3,24	1. NP	—	—
112	WC	2,28	1. NP	—	—
113	BALZÁN	28,70	1. NP	—	—
114	LOUŽENKA	0,16	1. NP	—	—
115	SCHODNICE	12,23	1. NP	—	—



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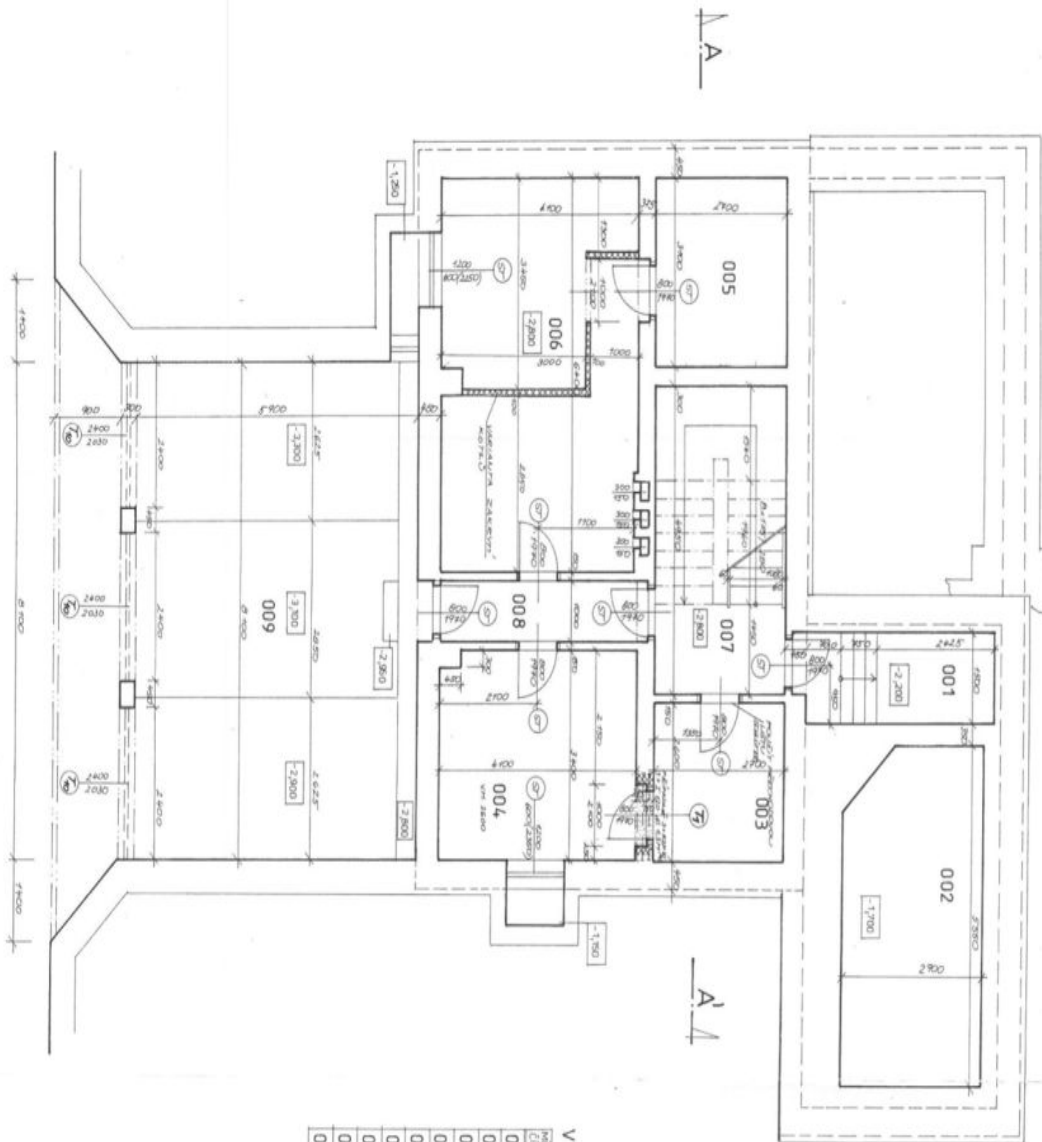
ČÍSLO MÍST	DEJIN MÍSTNOSTI	PLŮCNA M ²	PODLAHA	ÚPRAVA STĚN A STŘEŠÍ	PODMĚRY
201	OBYTNÍ MÍSTNOST	14,29	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	11,10 x 12,80
202	CHALUPA	11,65	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	11,10 x 10,50
203	KOUPELNA	8,87	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	8,87 x 7,00
204	KUCH	2,04	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	2,04 x 2,04
205	LOŽNICE	9,57	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	9,57 x 7,00
206	LOŽNICE	9,57	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	9,57 x 7,00
207	LOŽNICE	12,89	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	12,89 x 7,00
208	CHALUPA	8,42	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	8,42 x 7,00
209	LOŽNICE	12,89	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	12,89 x 7,00
210	CHALUPA	12,22	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	12,22 x 7,00
211	TERASA	29,17	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	29,17 x 7,00
212	BALKÓN	6,78	1. P. PATRO	STĚNY: GIPS, STŘEŠÍ: KROVÍČEK	6,78 x 7,00



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ČÍSLO MÍSTNOSTI	TRŽNÍ NÁZEV MÍSTNOSTI	PLOCHA m ²	PODLAŽÍ	STAVBA	POUŽITÍ
001	TECHNICKÉ BUDOVY	5,81	podzemí	STAVBA	POUŽITÍ
002	občasná	1,00	podzemí	STAVBA	POUŽITÍ
003	PRACOVNA	12,50	1. NP	STAVBA	POUŽITÍ
004	PRACOVNA	12,50	1. NP	STAVBA	POUŽITÍ
005	SALENA	8,33	1. NP	STAVBA	POUŽITÍ
006	KOTELNA	26,00	1. NP	STAVBA	POUŽITÍ
007	SOCHOVITĚ	13,33	1. NP	STAVBA	POUŽITÍ
008	CHODBA	11,40	1. NP	STAVBA	POUŽITÍ
009	OBYVĚ	14,79	1. NP	STAVBA	POUŽITÍ