



## House Five-bedroom (6+kk)

Ask for price

754 m<sup>2</sup>, Praha 4





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Total area	754 m <sup>2</sup>
Plot	955 m <sup>2</sup>
Foot print	283 m <sup>2</sup>
Garden	672 m <sup>2</sup>
Floor area	639 m <sup>2</sup>
Terrace	115 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	26225

**Functionalism-inspired villa from 2014 with high-end designer features, complete with a swimming pool, a wellness area with a sauna & Jacuzzi, a wine cellar, an intelligent household control system, an elevator, and a southwest-oriented garden. Situated on a quiet street in a residential area of Krč.**

The airy and bright interior on the first floor features an open plan kitchen with a pantry, a dining room, and a living room with a **fireplace** and French windows that lead to the terrace. There is also a room with a swimming pool, a toilet, a bathroom with a sauna, a vestibule with access to a dressing room through the garage, and a main hallway with a staircase, a separate toilet, and an elevator. The upper floor consists of five bedrooms with terrace access, four of which have their own bathroom, and a master bedroom with two walk-in closets. The underground floor includes a chilled wine cellar, a laundry room, a storeroom, an underground garage, and a utility room. The garden boasts a **terrace, complete with a sitting area and a fireplace, and a garden house**. A double garage is accessible from the interior of the house as well as the street.

The house is equipped with high-quality equipment including an intelligent household control system, air conditioning, heat recovery (kitchen and swimming pool), a wood-burning furnace, **Spanish marble tiles**, large-format and ceramic tiles, wooden floors, and tripl-glazed Schüco aluminum windows. The Schüller kitchen unit has MIELE appliances. Other features include a central vacuum cleaner, a stainless steel laundry chute, a security and camera system, underfloor heating, **solar panels, and two gas condensing boilers**. The bathrooms are equipped with Villeroy & Boch sanitary ware. The garden, which provides plenty of **privacy** thanks to its mature trees, has an automatic irrigation system that draws water from a **well on the plot**, and outdoor security is provided by an infrared gate.

Located in a pleasant location close to greenery, with all urban amenities and quick access to the city center thanks to excellent transport accessibility. The Krc train station is a short walk from the house, public transport stops and the Budějovická metro station is a 10-minute walk, with easy access to the South Connecting Road.

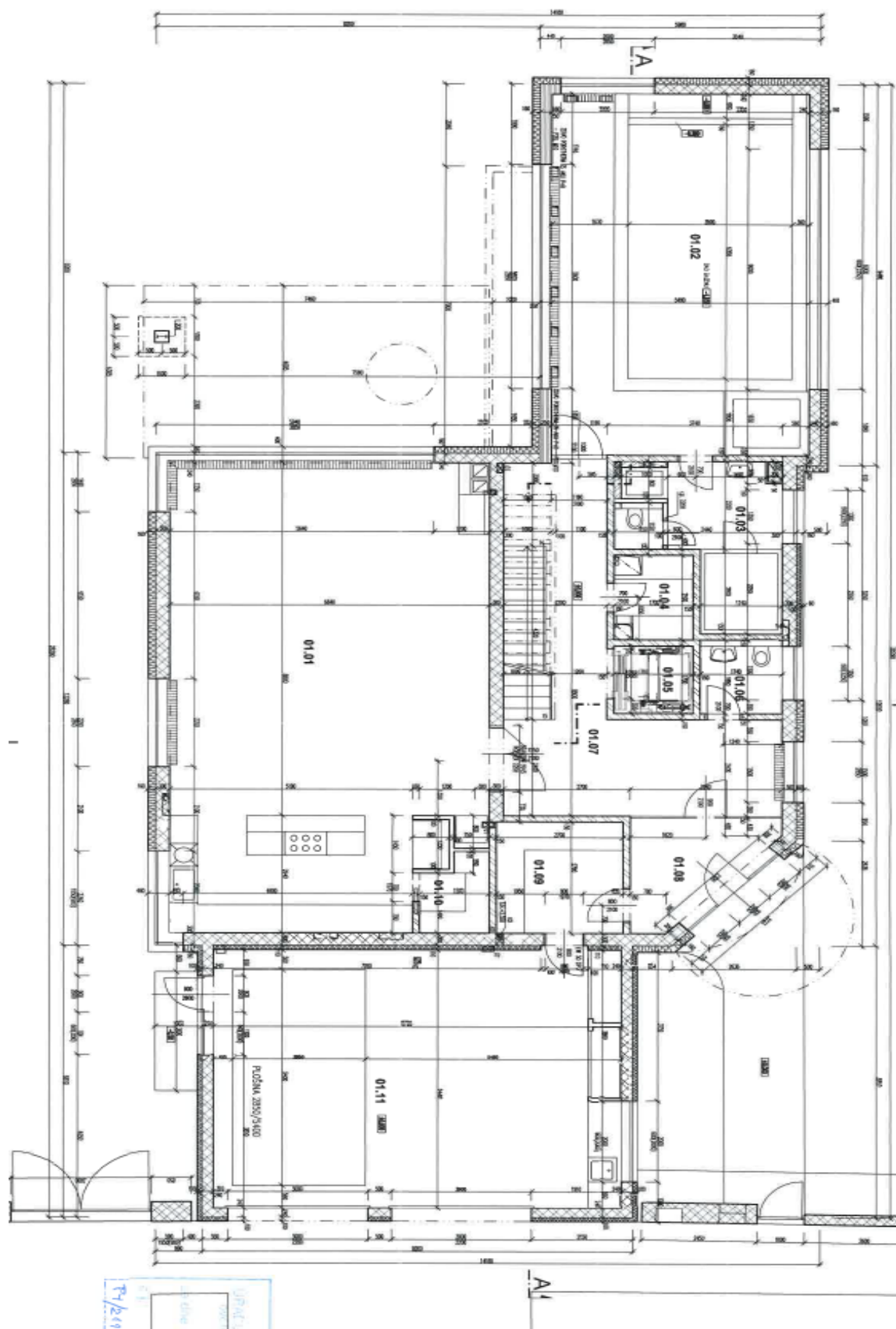
Interior including garage 639 m<sup>2</sup>, terrace 105 m<sup>2</sup>, terrace 9.61m<sup>2</sup>, built-up area 283 m<sup>2</sup>, garden 672 m<sup>2</sup>, plot 955 m<sup>2</sup>.



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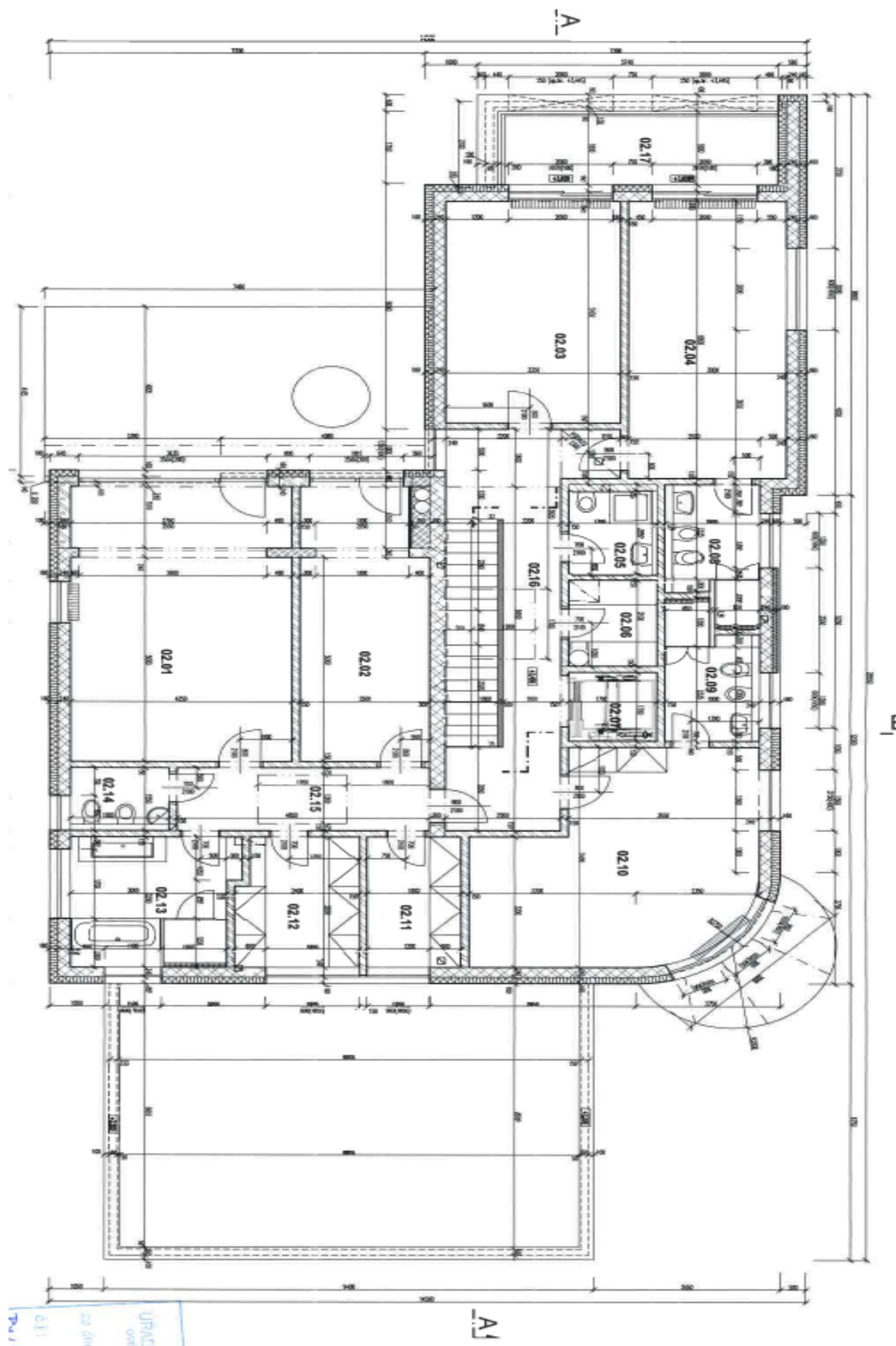




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