



## House Six-bedroom (7+kk)

446 m<sup>2</sup>, Prague 6, Řepy

Sold





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Total area	446 m <sup>2</sup>
Plot	432 m <sup>2</sup>
Foot print	140 m <sup>2</sup>
Garden	151 m <sup>2</sup>
Floor area	390 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27994

**This new three-story terraced house will boast enough space and privacy for all members of the family and can be used for multigeneration housing. The southern garden with automatic irrigation and a swimming pool heated by solar panels makes for pleasant living.**

The generous layout of the house provides a living room with a kitchen and a dining room with a glass wall on the ground floor, allowing **connection to the terrace and the garden**, a walk-in wardrobe, a bathroom and a staircase. On the first floor, there are 4 bedrooms (including 1 with walk-in wardrobe and bathroom), a gallery with access to the terrace and bathroom. The 2nd floor can be entirely used as a 1-bedroom apartment with a large, **fifty-meter terrace**. In the basement, there is a utility room, storage space and a possibility to create a wellness area with a sauna and a gym, a laundry room or a workroom.

Featuring premium building materials and a **smart home system** (enabling, for example, control of heating, irrigation or electric outdoor blinds via a mobile phone). In the house, there is **air-conditioning cabling and preparation for a fireplace or fireplace stove** in the living room. Windows are wooden as well as three-layer floors with the option of final choice. Heating provided by a **second generation Wolf gas condensing boiler**. There is also a central vacuum cleaner. The garden will have a landscaped lawn with bushes and tall trees, as well as a partially covered terrace and a **six-meter heated Desjoyaux counterflow pool** with filtration. Furthermore, there is an **attached two-car garage**.

A tranquil **location on the edge of a maintained forest park** allows for close contact with nature, within easy reach of all services. A **kindergarten and primary schools are a 5 minutes walk** away (w/o having to cross the main road). Supermarkets and a large shopping center are within a short driving distance. A bus stop with connections to the metro is a short walk from the house (**10 minutes the Petřiny metro station - Line A**), while a tram stop is a few minutes' walk away. The location is also ideal for frequent travel to the airport.

Completion Spring 2018.

Usable area 390 m<sup>2</sup>, built-up area 140 m<sup>2</sup>, garden 151 m<sup>2</sup>, plot 432 m<sup>2</sup>.

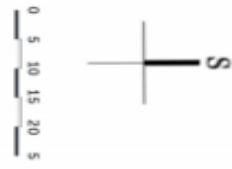




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<b>PLOCHA ZAHRADY .....</b>	<b>151 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 1.PP .....</b>	<b>112,1 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 1.NP .....</b>	<b>110,9 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 2.NP .....</b>	<b>112,0 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA 3.NP .....</b>	<b>55,4 m<sup>2</sup></b>
<b>UŽITNÁ PLOCHA CEKEM .....</b>	<b>390,4 m<sup>2</sup></b>



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2.001	CHODBA, SCHODIŠTĚ	19,3 m <sup>2</sup>
2.002	SKLA	32,7 m <sup>2</sup>
2.003	SKLAD	26,7 m <sup>2</sup>
2.004	SKLAD	17,4 m <sup>2</sup>
2.005	KOTELNA	16,0 m <sup>2</sup>
		<b>112,1 m<sup>2</sup></b>



2.101	CHODBA, SCHODIŠTĚ	8,2 m <sup>2</sup>
2.102	GARÁŽ	32,6 m <sup>2</sup>
2.103	OBÝVACÍ (POKOJ)	36,0 m <sup>2</sup>
2.104	JÍDELNA	13,9 m <sup>2</sup>
2.105	KUCHYŇE	11,7 m <sup>2</sup>
2.106	ŠATNA	3,7 m <sup>2</sup>
2.107	KOUPELNA	4,8 m <sup>2</sup>
		<b>110,9 m<sup>2</sup></b>





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2.201	CHODBA, SCHODIŠTĚ	19,2 m <sup>2</sup>
2.202	LOŽNICE	20,2 m <sup>2</sup>
2.203	KOUPELNA	8,8 m <sup>2</sup>
2.204	KOUPELNA	6,2 m <sup>2</sup>
2.205	ŠATNA	3,6 m <sup>2</sup>
2.206	LOŽNICE	20,5 m <sup>2</sup>
2.207	LOŽNICE	16,8 m <sup>2</sup>
2.208	LOŽNICE	16,7 m <sup>2</sup>
		<b>112,0 m<sup>2</sup></b>



2.301	SCHODIŠTĚ	3,1 m <sup>2</sup>
2.302	OBYTNÝ POKOJ	37,7 m <sup>2</sup>
2.303	LOŽNICE	9,2 m <sup>2</sup>
2.304	KOUPELNA	5,4 m <sup>2</sup>
2.305	TERASA	56,6 m <sup>2</sup>
		<b>55,4 m<sup>2</sup></b>

