



House Six-bedroom (7+kk)

Sold

446 m², Prague 6, Řepy





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Total area	446 m ²
Plot	432 m ²
Foot print	140 m ²
Garden	151 m ²
Floor area	390 m ²
Terrace	56 m ²
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 m², built-up area 140 m², garden 151 m², plot 432 m².



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PLOCHA ZAHRADY	151 m²
UŽITNÁ PLOCHA 1.PP	112,1 m²
UŽITNÁ PLOCHA 1.NP	110,9 m²
UŽITNÁ PLOCHA 2.NP	112,0 m²
UŽITNÁ PLOCHA 3.NP	55,4 m²
UŽITNÁ PLOCHA CELKEM	390,4 m²



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2.001	CHODBA, SCHODIŠTĚ	19,3 m ²
2.002	SKLA	32,7 m ²
2.003	SKLAD	26,7 m ²
2.004	SKLAD	17,4 m ²
2.005	KOTELNA	16,0 m ²
		112,1 m²



2.101	CHODBA, SCHODIŠTĚ	8,2 m ²
2.102	GARŽ	32,6 m ²
2.103	OBÝVAČÍ POKOJ	36,0 m ²
2.104	JÍDELNA	13,9 m ²
2.105	KUCHYŇE	11,7 m ²
2.106	ŠATNA	3,7 m ²
2.107	KOUPELNA	4,8 m ²
		110,9 m²





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