svoboda@williams | CHRISTIE'S



House Four-bedroom (5+kk)

172 m², Praha-západ, Dobříš











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 19. 02. 2025, 02:14

Sold



House Four-bedroom (5+kk)

172 m², Praha-západ, Dobříš

Total area	172 m²
Plot	649 m²
Foot print	113 m²
Floor area	167 m²
Balcony	5 m²
Parking	Garage
Garage	Yes
Qallar.	_
Cellar	
PENB	A

This exceptional house with low operating costs is set amongst greenery, yet at the same time within walking distance of all services. The house will be part of a newly emerging residential project consisting of 20 houses with an exceptional architectural design that emphasizes the home's connection to the outdoor space of the garden and a practical interior layout.

The interior of the house consists of an **entrance hall** with access to a **walkin closet**, **a toilet**, **and a study/guest room**, and a utility room with direct access to the garage. There is a living room with **space for a kitchen and a dining area**. The dining and living space is open to the garden thanks to large French windows. The upper floor is divided into a "children's" and a "parents" zone: **two separate rooms** with a shared bathroom with a bathtub and a toilet are located in the children's area, and the parents area has a **master bedroom**, **a separate dressing room**, **and a private bathroom** with a shower and a guest toilet. All rooms have access to attached **balconies**.

The facilities include **oak multi-layer wooden floors** in the living areas, and large-format ceramic tiles in the bathrooms, toilets, entrance hall, and utility room. The terrace has Siberian larch planks with spectacular steel nets on the sides. **Wooden EURO windows** with metal frames and insulated **triple-glazed** panes, EURO entrance doors, and painted interior doors. Heating is provided by an **air/water heat pump** with an indoor unit with a built-in electric boiler and a stainless DHW cylinder; the heating has **equithermal control** (the temperature of the water changes automatically depending on the outside temperature). It is possible to manually regulate the **underfloor heating** in all individual rooms. TV distribution in all rooms, home video phone, TV antenna, and data distribution. The house has a **garage for one car**.

The project is located in a **quiet area** on the edge of a forest, but at the same time within **walking distance of complete urban infrastructure** with cultural and sports facilities. A nature trail, ponds, hiking trails, bike paths, a nature park – all of this and more is in the immediate vicinity. The town, dominated by a Rococo chateau, has several kindergartens, two elementary schools, shops, a health center, and a post office. The location is also convenient thanks to its easy access to the **D4 highway** and bus connections to Prague. The city can be reached within 30 minutes.

Interior 167 m², balcony 5 m², plot 649 m², built-up area 113,42 m².

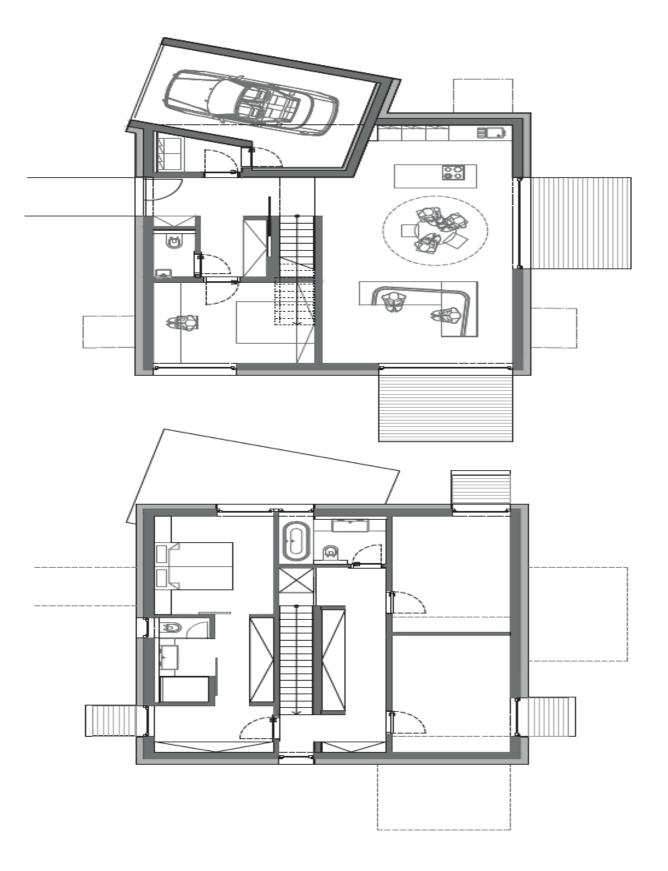
Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238

Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 19. 02. 2025, 02:14



House Four-bedroom (5+kk)

172 m², Praha-západ, Dobříš



Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 19. 02. 2025, 02:14