



House Four-bedroom (5+kk)

Sold

172 m², Praha-západ, Dobříš





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Usable area	172 m ²
Plot	836 m ²
Foot print	113 m ²
Floor area	167 m ²
Balcony	5 m ²
Parking	Garage
Garage	Yes
Cellar	-
PENB	A
Reference number	28376

This exceptional house offered in white walls 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 walk-in 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 836 m², built-up area 113.42 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Tento výkres byl zpracován pro marketingové účely. Developer se tímto nezodpovídá práva na případné změny, úpravy či doplnění tohoto marketingového materiálu. Jeho závazná podoba bude přednětím smlouvy mezi developerem a klientem.

This drawing serves marketing purposes only. The developer shall not be restricted in his right to change, modify or supplement this marketing material. Its final version shall be subject to contract between the developer and the client.



1.NP



2.NP

LEGENDA MÍSTNOSTÍ

č.m.	účel místnosti	plocha m ²
1.01	průchod/ chodba	8,84
1.02	WC	1,72
1.03	lehn. místnost, prádelna, sušička	2,83
1.04	pokoj hostů - pracovna	12,98
1.05	obývací pokoj s krbem	44,85
1.9	garáž	17,90
úctlná plocha podlaží		89,12 m ²

LEGENDA MÍSTNOSTÍ

č.m.	účel místnosti	plocha m ²
2.01	chodba vč. schodiště	18,60
2.02	koupelna, wc	4,90
2.03	pokoj	13,75
2.04	pokoj	13,75
2.05	chodba, sauna	10,75
2.06	koupelna, wc	4,37
2.07	ložnice	11,77
úctlná plocha podlaží		77,89 m ²

