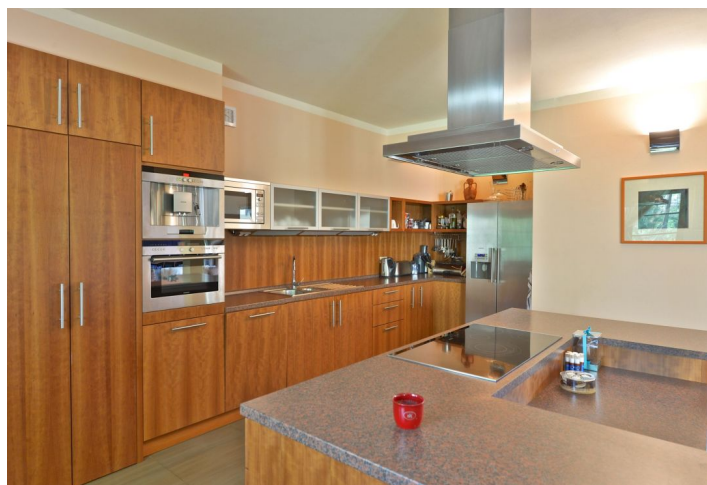




## House Five-bedroom (6+kk)

Sold

517 m<sup>2</sup>, Praha-východ, Kunice, Horní Lomnice





## House Five-bedroom (6+kk)

**Sold**517 m<sup>2</sup>, Praha-východ, Kunice, Horní Lomnice

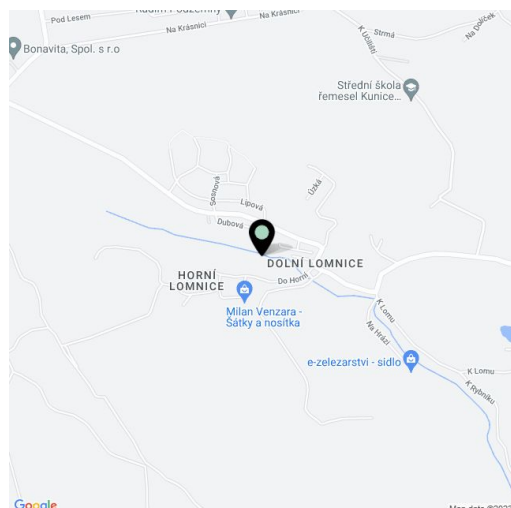
Plot	3 604 m <sup>2</sup>
Foot print	506 m <sup>2</sup>
Garden	3 098 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29186

**House with an indoor swimming pool and sauna has a beautiful large garden and is situated at the edge of a forest in a quiet location with clean air, east of Prague. The center of Prague is reachable in about 30 min. by car.**

The focus of this project was to create an interior layout that can be modified according to the buyer's gradually changing lifestyle and the needs of the family; therefore the planned 5-bedroom layout can be changed as needed. On the ground floor, there is a **120-meter living room with a fireplace**, a spacious dining room and kitchen, an **indoor pool** with access to the garden, a **sauna** (with a shower and toilet), and a **social room** with a billiards table. There is also a small living room and summer kitchen on the terrace in the back wing of the house – this section with a separate entrance can be used as a completely separate 1-bedroom apartment. There is an outdoor oven, a hot plate, and a grill with a chimney on one of the terraces, a laundry and drying room with space for washing dogs, a guest toilet, and an entry hall. A spacious double garage with a storage floor (approx. 20 sq. m.) is connected to a pantry and walk-in wardrobe for seasonal clothes and sports equipment. The upper floor consists of a study with a library in an extensive gallery and 2 bedrooms with 3 walk-in wardrobes and bathrooms (2 separate rooms with closets could be created from one bedroom). The basement has a fully equipped home **gym**, a utility space, and a storage room. There are **3 terraces** in the garden (the southern terrace is ideal for sunbathing, the northern is ideal for shade, and the western, which is nicest in the evening, has a table for 12 people and an outdoor fireplace with a barbecue). Thanks to its location and size, the garden guarantees complete privacy. There is also a separate second garage for gardening equipment.

The house is equipped with modern technology to save on operating costs: for example, solar panels for pool heating (excess energy is utilized in the house) and a heat pump. **Luxurious materials** were used in the structure of the house and its interior. Features include **wooden floors**, French windows, built-in storage, solar panels for hot water, Internet, UPC, satellite, alarm, videophone, camera system, etc. In the **garden**, there is a grill, a garden house with two separate entrances (gate for the tractor and a door for the gardener) that is part of the back wing of the house, and a well with sophisticated water treatment and filtration equipment to prevent sedimentation in the copper pipes. The house is connected to a **sewerage system**. Parking is in a double garage and on paved areas on the property.

The house is located in a quiet residential area of a village nestled in the valley of the Lomnický brook, surrounded by dense forests. The location is particularly sought-after by young families looking for peace, comfort, and safety. It has a full spectrum of urban amenities: an elementary school, a post office, a grocery store, a doctor's office, local bus stops, and it is close to business centers and cultural and natural monuments.





## House Five-bedroom (6+kk)

**Sold**517 m<sup>2</sup>, Praha-východ, Kunice, Horní Lomnice

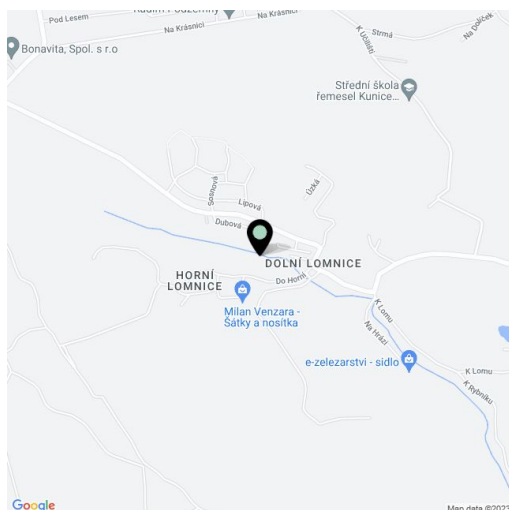
Plot	3 604 m <sup>2</sup>
Foot print	506 m <sup>2</sup>
Garden	3 098 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29186

For sports enthusiasts, there are options such as golf, biking, running, ice skating, and hockey. There is a **golf club**, a sports center with tennis courts, a golf simulator, and a football pitch in Kunice (3 minutes away). There will also be a new PGA golf course nearby.

Traveling to Prague is fast and easy thanks to the nearby D1 highway, which is just 4 minutes by car from the house. The center of Prague is 25 minutes by car, and 50 minutes by bus or train from Mirošovice. A suburban bus runs to the Budějovická (line C) metro station.

Interior 517 m<sup>2</sup>, built-up area 506 m<sup>2</sup>, garden 3,098 m<sup>2</sup>, plot 3,604 m<sup>2</sup>.

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



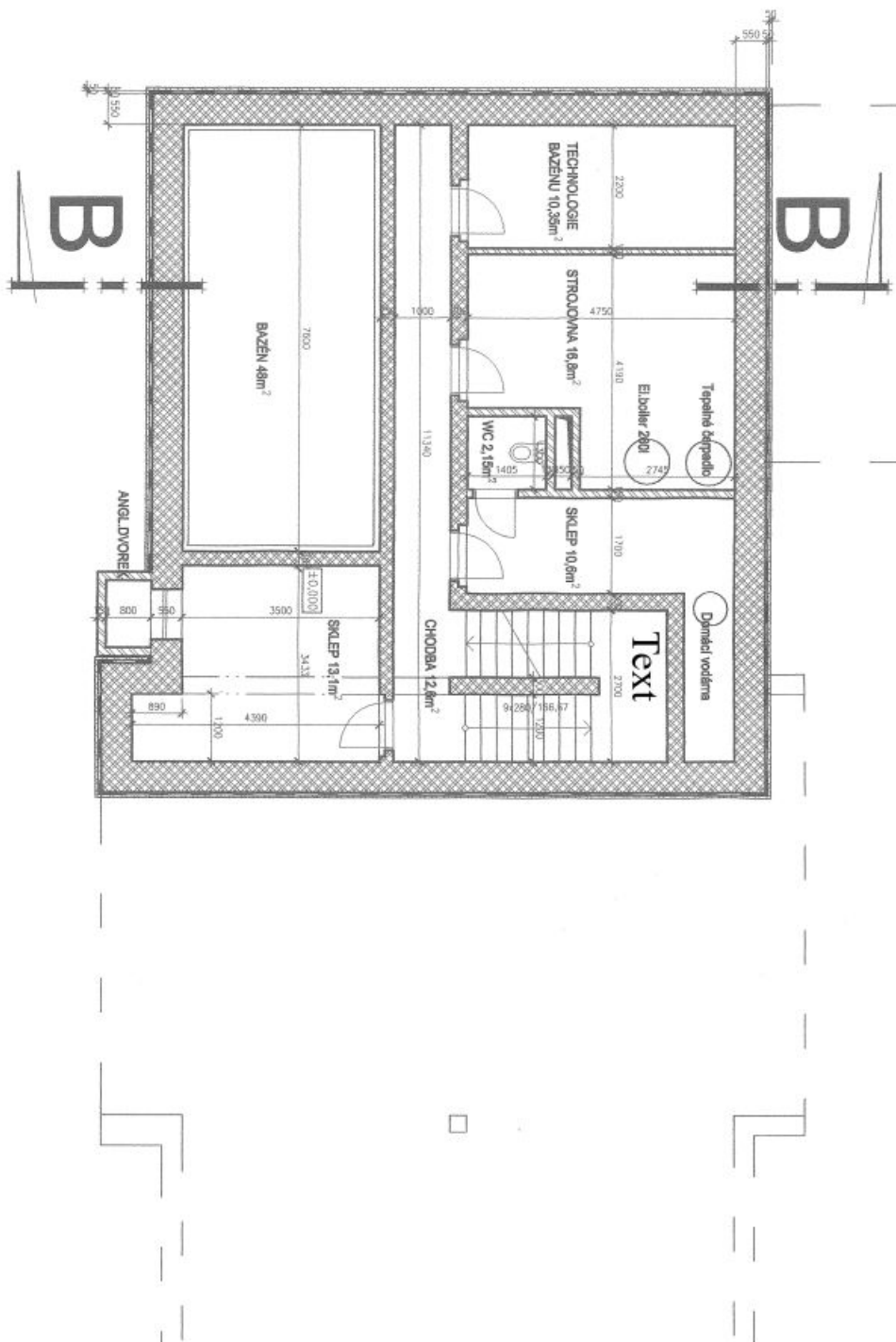




# House Five-bedroom (6+kk)

517 m<sup>2</sup>, Praha-východ, Kunice, Horní Lomnice

**Sold**

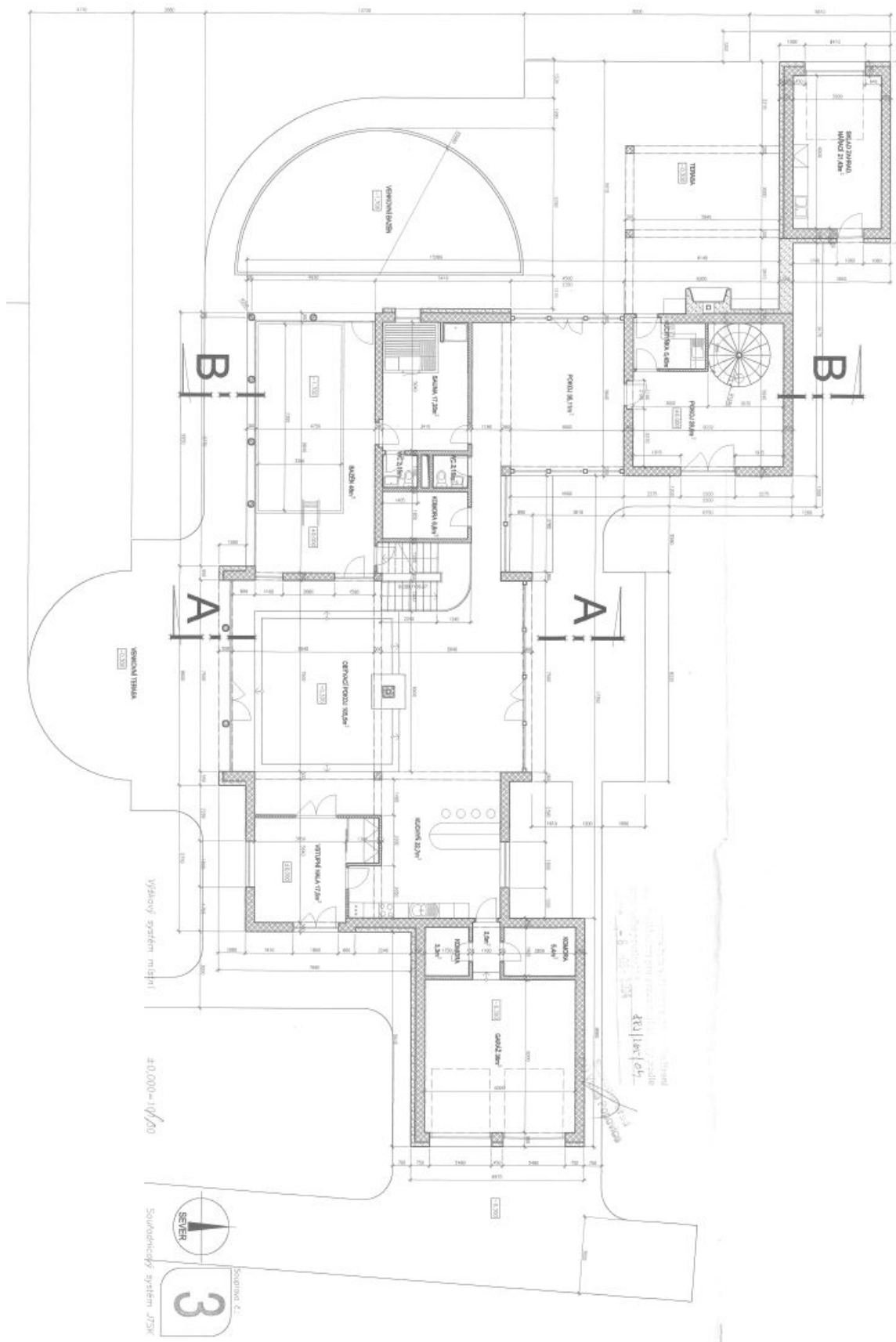




# House Five-bedroom (6+kk)

517 m<sup>2</sup>, Praha-východ, Kunice, Horní Lomnice

**Sold**





# House Five-bedroom (6+kk)

517 m<sup>2</sup>, Praha-východ, Kunice, Horní Lomnice

**Sold**

