



House Four-bedroom (5+kk)

Sold

260 m², Prague 5, Jinonice, Barvitiová





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Total area	260 m ²
Plot	395 m ²
Foot print	150 m ²
Garden	245 m ²
Floor area	221 m ²
Terrace	39 m ²
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29708

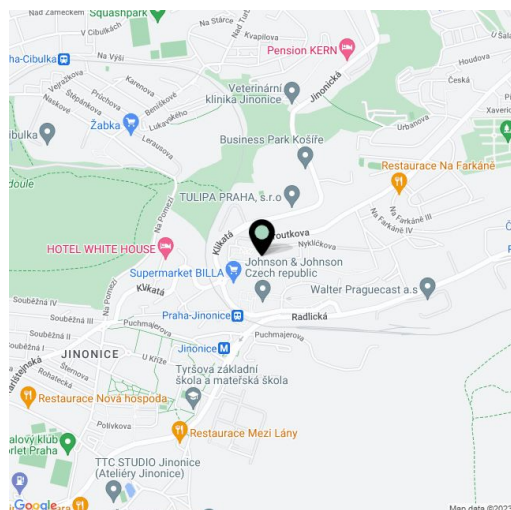
This newly built terraced house with a garden and a garage is located in the modern Waltrovka residence with a large park. Excellent transport links to the city center and the proximity of all services contribute to its attractiveness.

The ground floor consists of a living room with a dining area, a kitchen, and access to a **west-facing garden terrace**, a guest bedroom, a bathroom with a toilet, a staircase hall, and a hallway with direct access to the **garage**. The 1st floor consists of a master bedroom with an en-suite bathroom, 2 more bedrooms (1 western and 1 eastern), a shared bathroom, and a foyer. From the 2 bedrooms and the foyer you can enter the **southwest-facing terrace with views of the garden**. In the basement, there is a utility room and a 20-meter cellar unit.

The facilities include **oiled hardwood floors**, large-format windows, Villeroy & Boch, Hüppe, and Kaldewei sanitary ware, Jablotron security systems, and video intercoms.

There is a supermarket, a post office, a café, and a private medical facility right in the residence. The **Jinonice metro station (line B)** is a few minutes' walk away, and a bus stop (with direct links to Prague 6, for example) is a short walk from the house. There is a kindergarten and an elementary school within walking distance as well as several playgrounds. **It is situated between two natural parks:** Košíře-Motol and the Prokopské and Dalejské valleys.

Usable area 261.6 m² - ground floor 49.9 m², 1st floor 71.5, 2nd floor 73.8 m², terrace I. 22.3 m², terrace II. 17.3 m², garage 26.3 m², built-up area 150.1 m², garden 245.7 m², plot 395.8 m².

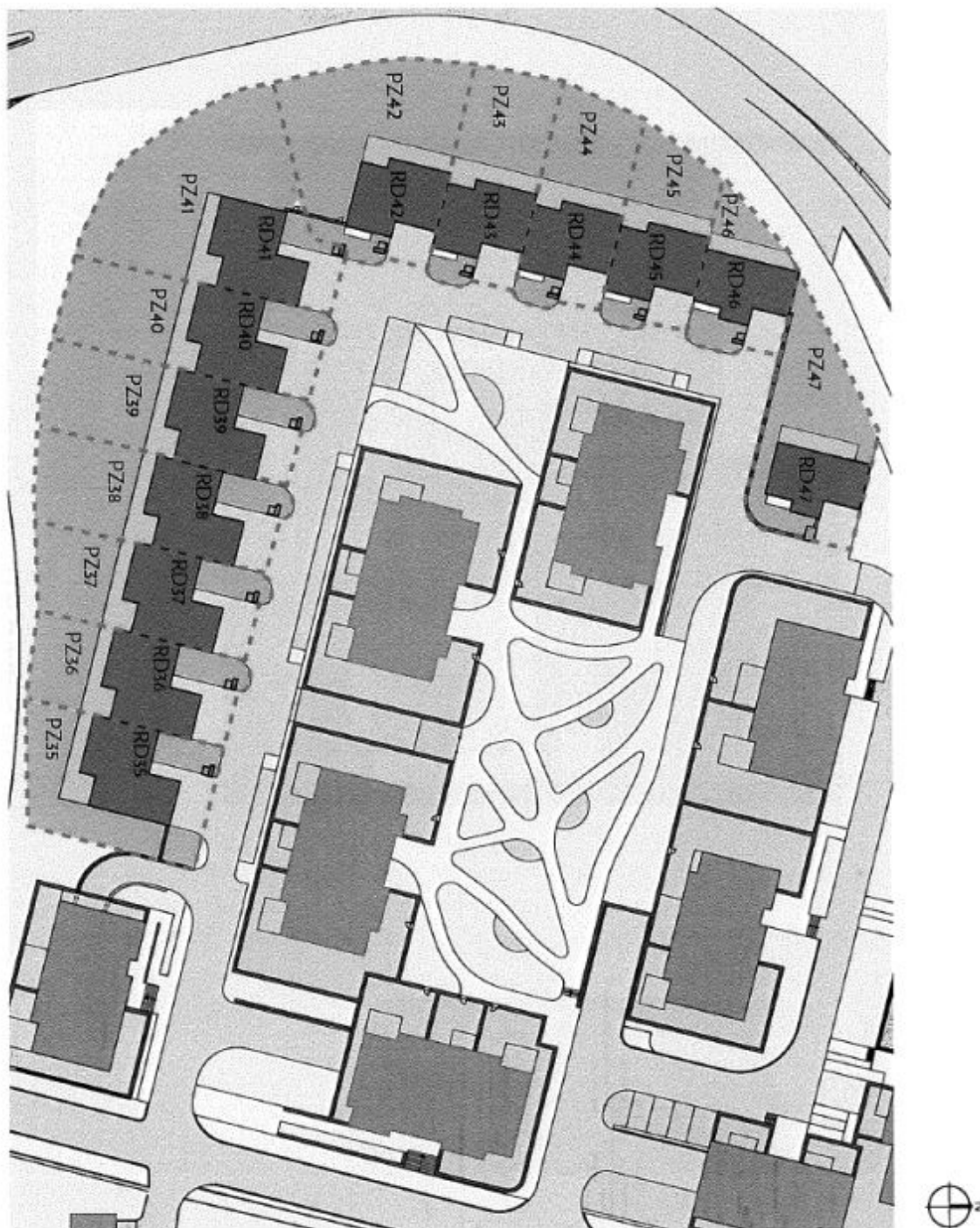




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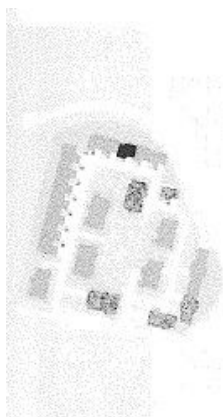




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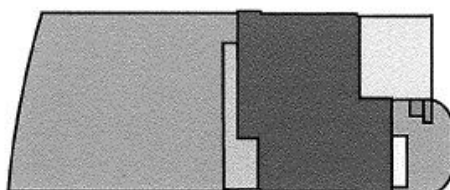
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UVP	UVP
01 ZADVEŘ	7,6 M ²
02 CHODBA	7,3 M ²
03 SCHODIŠTE	3,3 M ²
04 POKOJ	12,0 M ²
05 KOUPELNA + WC	4,7 M ²
06 OBÝVAČI POKOJ + IKK	36,6 M ²
07 GARÁŽ	26,3 M ²
1MP CELKEM	98,0 M ²
08 TERASA	17,3 M ²
ÚZEMNÍ PLOCHA DOMU	221,7 M²
PODLAHOVÁ PLOCHA DOMU	227,7 M²
ZASTAVĚNÁ PLOCHA	150,1 M²
NEZASTAVĚNÁ PLOCHA	245,6 M²
VELIKOST PARCELY	395,8 M²

RODINNÝ DŮM
5+KK | 221,7 M²

REZIDENCE WALTROVKA
LIVING BY PENTA



SITUACE DOMU





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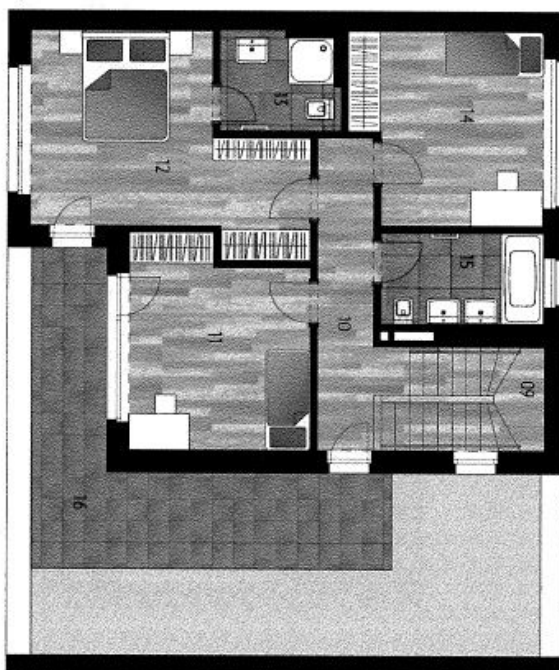
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REZIDENCE WALTROVKA
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RODINNÝ DŮM

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2AP	
09	SCHODIŠTĚ 6,2 M ²
10	CHODBA 8,6 M ²
11	POKOJ 15,0 M ²
12	POKOJ 19,2 M ²
13	KOUPELNA + WC 4,6 M ²
14	POKOJ 14,2 M ²
15	KOUPELNA + WC 6,0 M ²
3AP GEMÁ	
16	TERASA 22,3 M ²
UŽITNÁ PLOCHA DOMU 221,7 M ²	
PODLAHOVÁ PLOCHA DOMU 227,7 M ²	
ZASTAVĚNÁ PLOCHA 150,1 M ²	
NEZASTAVĚNÁ PLOCHA 245,6 M ²	
VELIKOST PARCELY 395,8 M ²	





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RODINNÝ DŮM

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1PP	
17	SCHODIŠTĚ 3,4 M²
18	CHODBA 7,7 M²
19	TECHNICKÁ MÍSTNOST 18,0 M²
20	SKLAD 20,8 M²
1PP CELKEM 50,0 M²	
UŽITNÁ PLOCHA DOMU 221,7 M²	
PODLAHOVÁ PLOCHA DOMU 227,7 M²	
ZASTAVĚNÁ PLOCHA 150,1 M²	
NEZASTAVĚNÁ PLOCHA 245,6 M²	
VELIKOST PARCELY 395,8 M²	

