



## House Four-bedroom (5+kk)

Sold

198 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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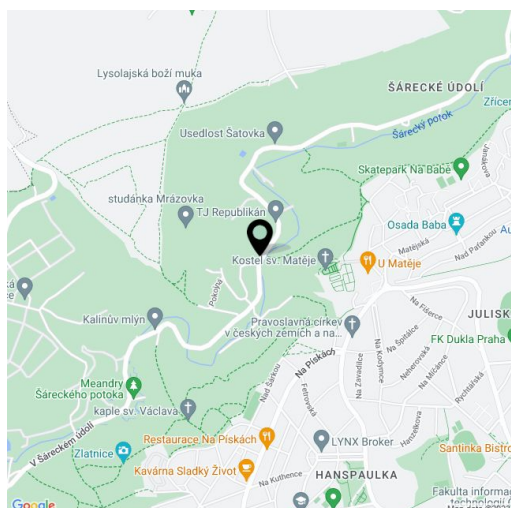
Usable area	198 m <sup>2</sup>
Plot	186 m <sup>2</sup>
Foot print	84 m <sup>2</sup>
Floor area	189 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	30295

This brand new high standard 4-bedroom 3-bathroom low energy townhouse is part of the TOP RESIDENCE project with interiors designed by the renowned Olgoj Chorchoj studio, and situated in the charming Šárecké Valley surrounded by green hills and peaceful countryside. Very good connection to the city center, the airport, and international schools in Prague 6, convenient to Dejvická metro station with full amenities in the area. Mere steps from the Global Concept Montessori School, and five min. to the ISP School.

The ground floor features a living room with a dining area, a fully fitted open plan kitchen and access to the **terrace and garden**, a guest bedroom, a bathroom (walk-in shower, toilet), and an entrance hall with built-in storage. The first floor offers three bedrooms - a master bedroom with an en-suite bathroom (bathtub, bidet, toilet) and a **fitted walk-in closet**, a family bathroom (walk-in shower, toilet), a **balcony** accessible from two bedrooms, and a hall with large wardrobes. The basement floor includes a playroom / wellness room with garden access, a laundry room, a utility room, and access to the garage.

Featuring **hardwood floors**, tiles, large format French windows, automatic external blinds, a gas boiler, recuperation, a washer, a dryer, a dishwasher, a microwave oven, a video entry phone, and a central vacuum cleaner. It also includes a **double garage**, an automatic garage gate, 24/7 security, a social club, and a children's playground. There is a number of cycling and jogging paths in the area.

Total area 188.7 m<sup>2</sup>, terrace 7.5 m<sup>2</sup>, balcony 1.8 m<sup>2</sup>, plot 186 m<sup>2</sup>.



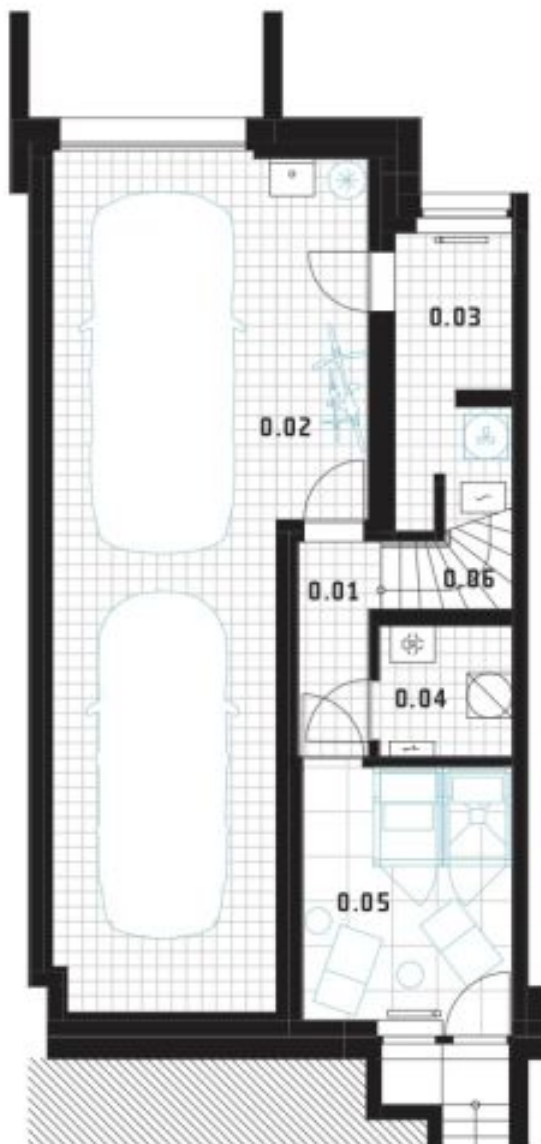




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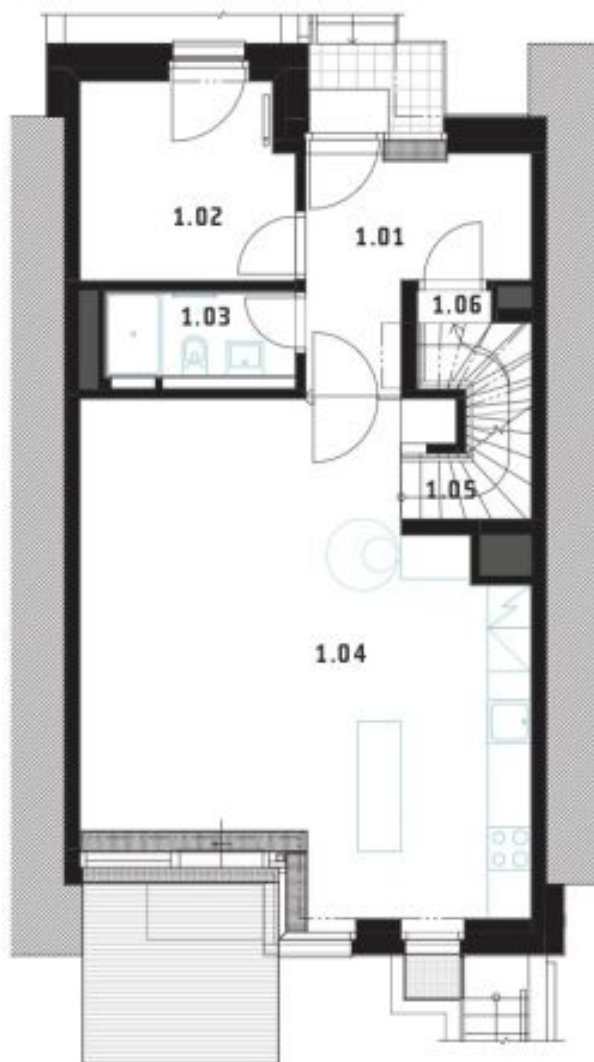
SUTERÉN   UNDERGROUND		m <sup>2</sup>
0.01	chodba   corridor	3,1
0.02	garáž   garage	40,6
0.03	domácí práce   workroom	6,3
0.04	technická místnost   utility room	3,2
0.05	fitness / sauna	9,7
0.06	schodiště   hall, staircase	3,8
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>66,7</b>



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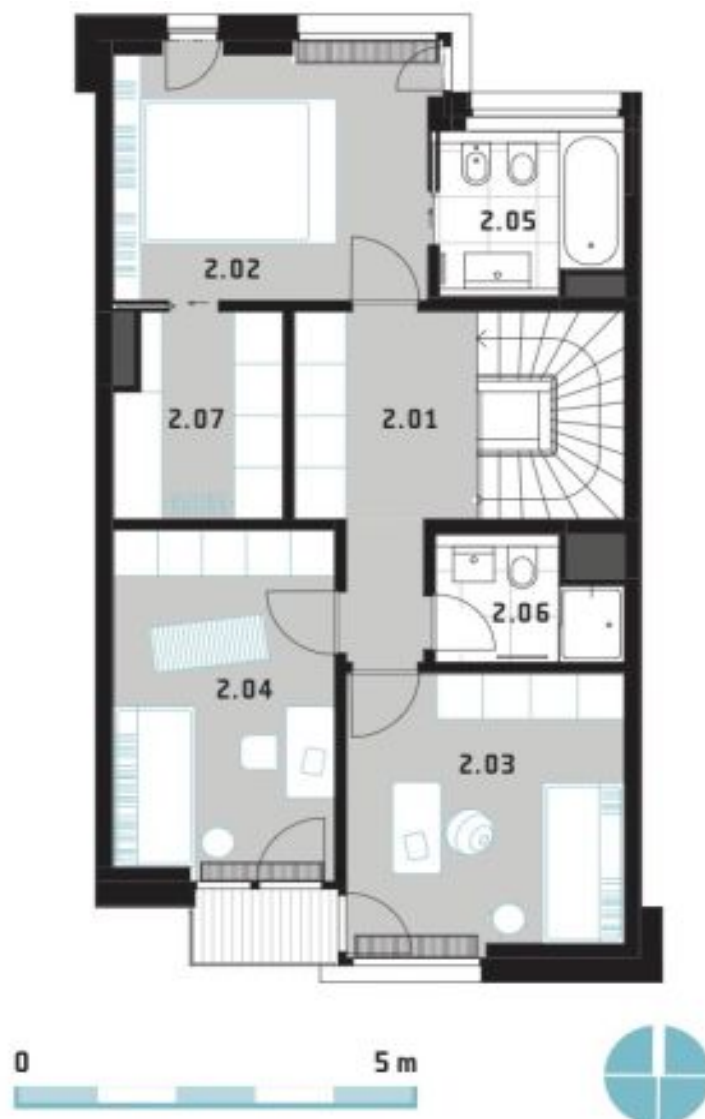
1. PATRO   1ST FLOOR		m <sup>2</sup>
1.01	hala   hall	8,2
1.02	pokoj pro hosta   guest room	8,2
1.03	koupelna   bathroom	3,2
1.04	obývací pokoj + kk   living room + kk	39,4
1.05	schodiště   staircase	4,1
1.06	chodba   corridor	0,6
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>63,7</b>
TERASA   TERRACE		7,5
ZAVĚTRÍ   LEE		2,3



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### 2. PATRO | 2ND FLOOR

		m <sup>2</sup>
2.01	chodba   corridor	8,2
2.02	ložnice rodičů   masterbedroom	13,1
2.03	ložnice děti   bedroom children	12,4
2.04	ložnice děti   bedroom children	12,3
2.05	koupelna   bathroom	4,3
2.06	koupelna   bathroom	3,1
2.07	šatna, sklad   closet, storage	5,3
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>58,6</b>
BALKON   BALCONY		1,8