



House Four-bedroom (5+kk)

Sold

198 m², Praha 6, Dejvice, V Šáreckém údolí





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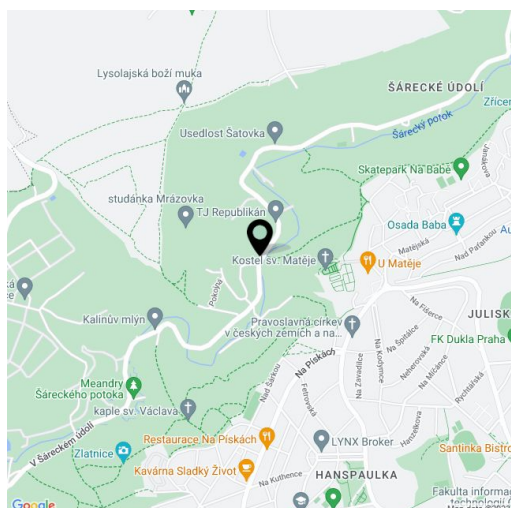
Total area	198 m ²
Plot	186 m ²
Foot print	84 m ²
Floor area	189 m ²
Balcony	2 m ²
Terrace	7 m ²
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	30295

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 m², terrace 7.5 m², balcony 1.8 m², plot 186 m².

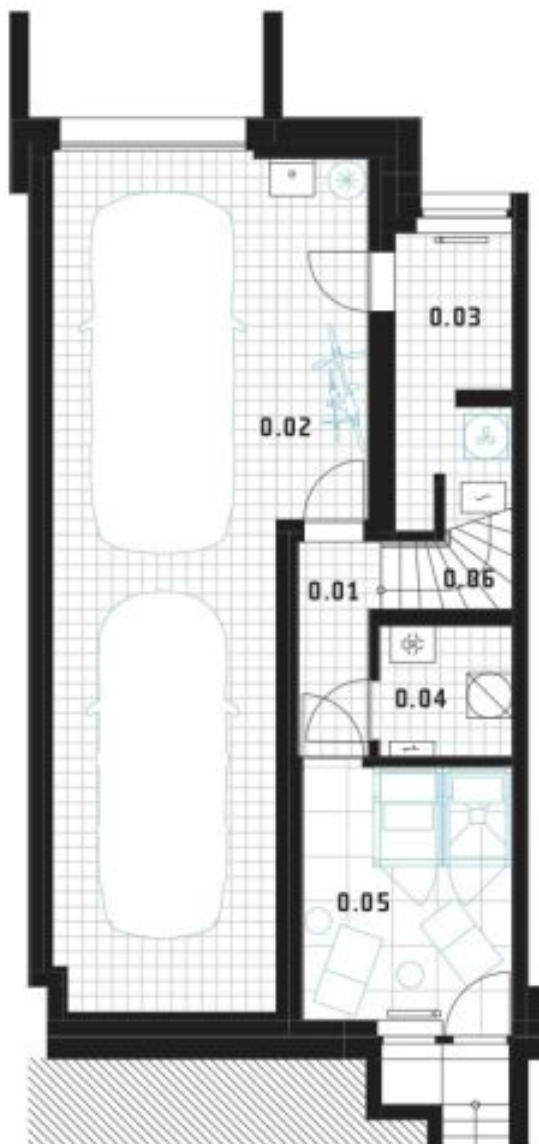




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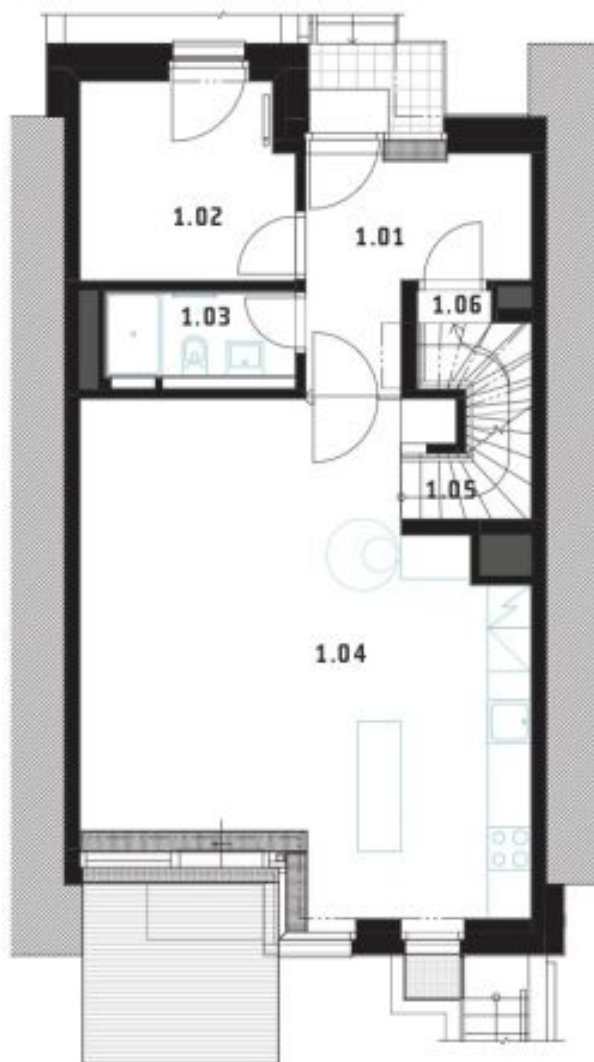
SUTERÉN UNDERGROUND		m ²
0.01	chodba corridor	3,1
0.02	garáž garage	40,6
0.03	domácí práce workroom	6,3
0.04	technická místnost utility room	3,2
0.05	fitness / sauna	9,7
0.06	schodiště hall, staircase	3,8
UŽITNÁ PLOCHA USABLE FLOOR AREA		66,7



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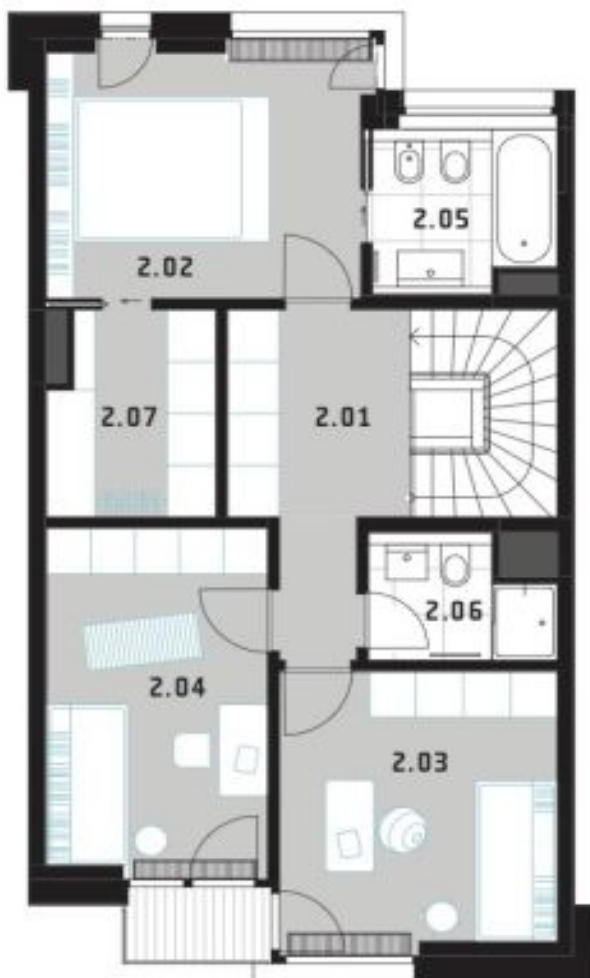
1. PATRO 1ST FLOOR		m ²
1.01	hala hall	8,2
1.02	pokoj pro hosta guest room	8,2
1.03	koupelna bathroom	3,2
1.04	obývací pokoj + kk living room + kk	39,4
1.05	schodiště staircase	4,1
1.06	chodba corridor	0,6
UŽITNÁ PLOCHA USABLE FLOOR AREA		63,7
TERASA TERRACE		7,5
ZAVĚTRÍ LEE		2,3



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2. PATRO | 2ND FLOOR

		m ²
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
UŽITNÁ PLOCHA USABLE FLOOR AREA		58,6
BALKON BALCONY		1,8