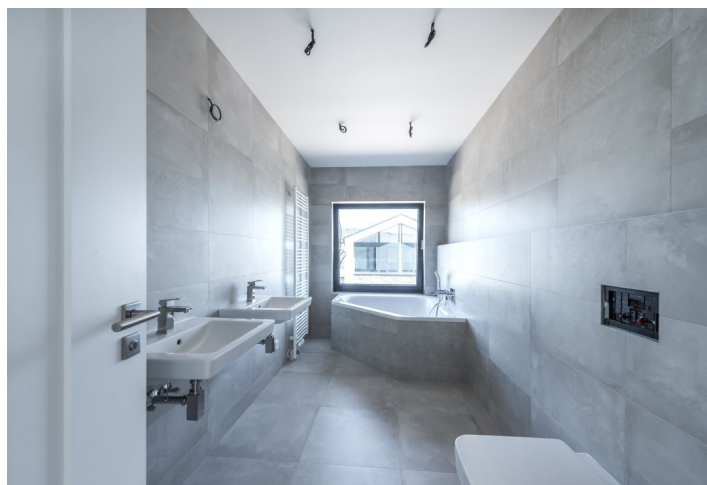




## House Five-bedroom (6+kk)

Sold

334 m<sup>2</sup>, Praha-východ, Dobřejovice, Okružní





## House Five-bedroom (6+kk)

**Sold**334 m<sup>2</sup>, Praha-východ, Dobřejičovice, Okružní

Usable area	334 m <sup>2</sup>
Plot	1 090 m <sup>2</sup>
Foot print	194 m <sup>2</sup>
Garden	896 m <sup>2</sup>
Floor area	265 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	30767

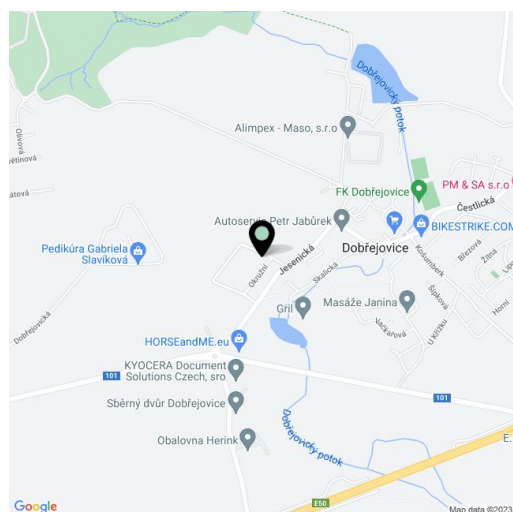
This timeless family house with 3 terraces and a large garden will provide you with an opportunity to live close to nature yet with full urban amenities nearby. It is located close to Prague, which is easily accessible by car and suburban bus.

The ground floor will consist of a living area with a kitchen connected to a terrace and a garden by large French windows. There will also be a study / guest bedroom with access to the terrace, a bathroom, a dressing room, a laundry room, a pantry, and an entrance hall. Upstairs, there will be a master bedroom with a bathroom, another 3 bedrooms (2 with private terraces), 2 dressing rooms, a shared bathroom, and a gallery.

The house will boast saddle roofs with large skylights and shingles or slate tiles. Facilities will include **three-layer wooden flooring**, large-format tiles, and pinewood terraces, large-format aluminium windows, Villeroy & Boch and Grohe sanitary ware, Sapeli doors with concealed hinges, or a central vacuum cleaner. **The double garage** will have a direct entrance to the house.

The architecture of the house is inspired by the village's original residential development. There is a kindergarten and elementary school, a football field and children's playground, a grocery store, and a library in the village. The prestigious **Sunny Canadian International School** is a 4-minute drive away. There is a bus stop a few meters from the houses, and the ride to the Opatov metro station (line C) takes 30 minutes. Thanks to the proximity of the D1 motorway and the Prague Ring Road, the location is easily accessible by car. The dominant feature of the village is the castle, which originated from a former fortress. The surroundings offer many opportunities for sports and relaxation in the countryside. The extensive **Průhonice Park** and **Dendrological Gardens** are a short walk away. In neighboring Čestlice, there is a wide range of shopping opportunities and the Aquapalace sports and relaxation complex.

Interior 264.89 m<sup>2</sup>, terraces 3.6 + 12.1 m<sup>2</sup>, garden terrace 52.98 m<sup>2</sup>, built-up area 193.89 m<sup>2</sup>, garden 896.11 m<sup>2</sup>, land 1,090 m<sup>2</sup>.



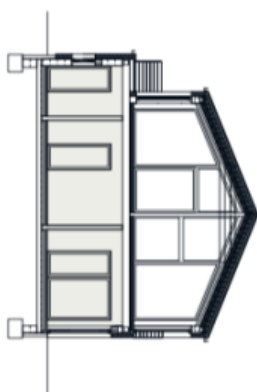
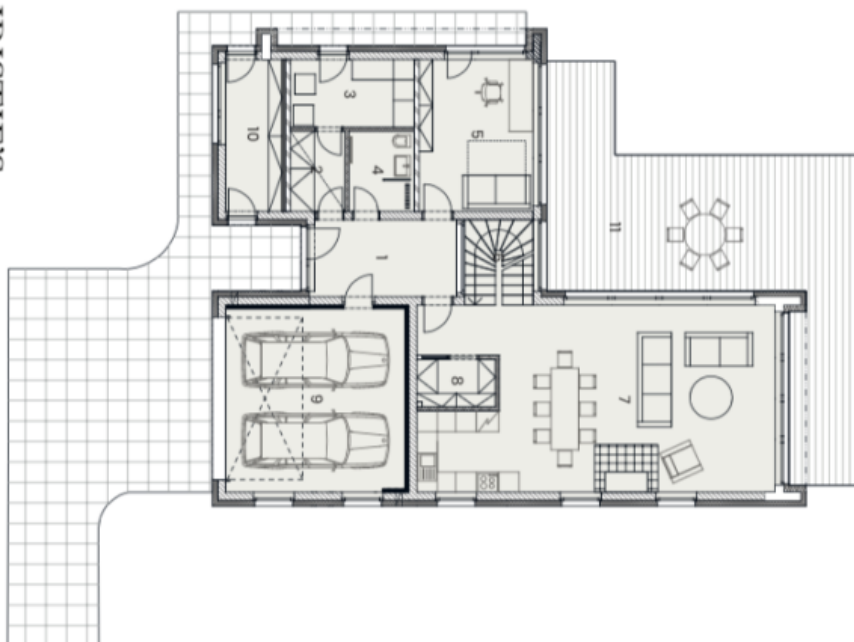


# House Five-bedroom (6+kk)

334 m<sup>2</sup>, Praha-východ, Dobřejšovice, Okružní

Sold

[VILY DOBŘEŠOVICĚ]



Rodinný dům č. 1  
1 + 2 NP | 193,89 m<sup>2</sup>

č.	místnost	m <sup>2</sup>
1	vstupní holka	9,40
2	šatna	3,77
3	T. M. + prdelna	7,33
4	koupelna	4,27
5	pracovna	15,61
6	schodiště	5,00
7	obytňý prostor	56,04
8	spíž	3,22
9	garáž	28,34
10	sklad zahrada	7,93
11	terasa	52,98

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INTERNATIONAL REAL ESTATE

Schematický podlažní bytu představuje orientační řešení bytu. Kuchynská linka a robyňák nejsou součástí dodávky bytu. Zdržen je zobrazeno pouze pro informaci. Speciálce pro konstatce, povrchové úpravy a rozložení výhledů je předním přílohy "Standard nemovitosti".

No Partly 2, 30 00 Praha 1  
+420 257 328 281 +420 257 322 032  
info@svoboda-williams.com

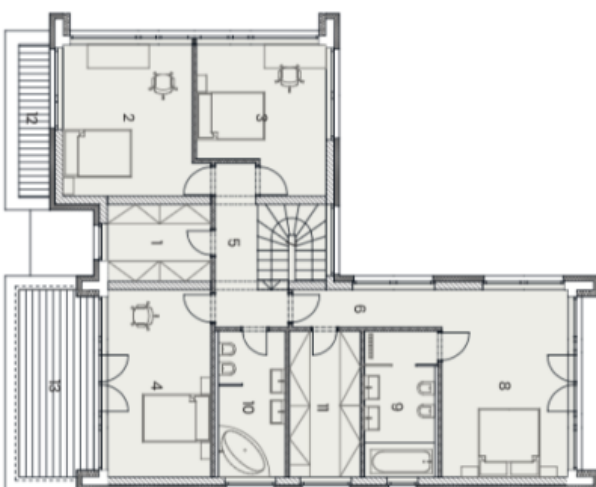


# House Five-bedroom (6+kk)

334 m<sup>2</sup>, Praha-východ, Dobřejšovice, Okružní

Sold

[VILY DOBŘEJŠOVICE]



Rodinný dům č. 1  
1 + 2 NP | 139,68 m<sup>2</sup>

č.	místnost	m <sup>2</sup>
1	šatna	6,86
2	pokoj	17,44
3	pokoj	14,89
4	pokoj	16,69
5	chodba	6,95
6	chodba	4,82
7	schodiště	4,89
8	ložnice	25,18
9	koupelna	8,91
10	koupelna	8,42
11	šatna	8,93
12	terasa	3,6
13	terasa	12,1

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Schéma podlahy bytu představuje dispozici včetně bytu, kuchyňské linky a robyšek nejsou součástí dohodky bytu. Zvláštní je zobrazení pouta pro nízkozemní. Specifikace pro konstrukci, povrchové úpravy a materiál vysoce není představenými příklady "standardní normativní".

Na Pevňštině 2, 80 00 Praha 1  
+420 257 328 281 | +420 257 322 032  
info@svoboda-williams.com