



## House Five-bedroom (6+kk)

Sold

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





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|                  |                      |
|------------------|----------------------|
| Total area       | 334 m <sup>2</sup>   |
| Plot             | 1 100 m <sup>2</sup> |
| Foot print       | 175 m <sup>2</sup>   |
| Garden           | 925 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 | 30833                |

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.

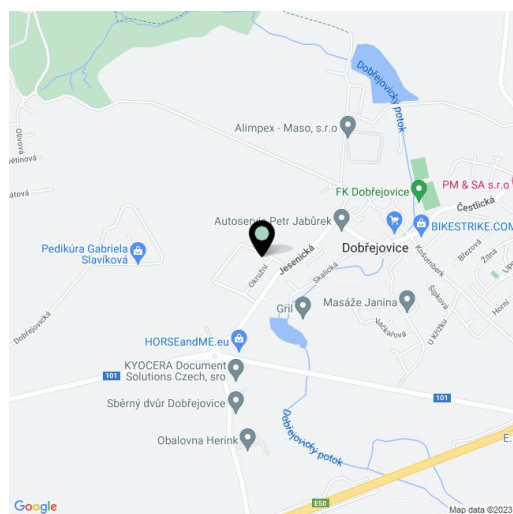
The ground floor will consist of a living area with a kitchen connected to a terrace and a garden by large French windows. There will also be a study / guest bedroom with access to the terrace, a bathroom, a dressing room, a laundry room, a pantry, and an entrance hall. Upstairs, there will be a master 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 265.36 m<sup>2</sup>, terraces 4.7 + 10.75 m<sup>2</sup>, garden terrace 52.89 m<sup>2</sup>, built-up area 175 m<sup>2</sup>, garden 925 m<sup>2</sup>, land 1,100 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.



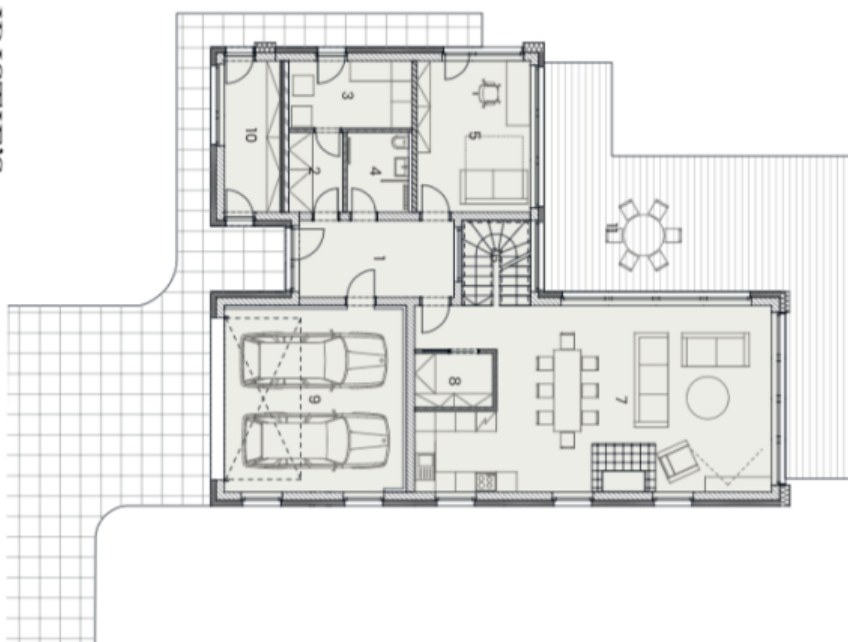


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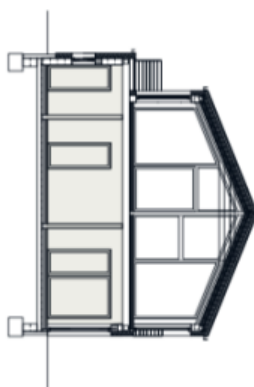
Sold

[ VILY DOBŘEŠOVICE ]



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INTERNATIONAL REAL ESTATE

Schéma půdorysu bytu představuje dispozitiv řešení bytu. Kuchynská linka a obývací nájemní součásti dobytek v bytu zřetězení je zobrazeno pouze pro názornost. Specifikace pro konstruktora, povrchové úpravy a rozložení výbavení je přílohou k této nabídce. Standard nemovitosti.



Rodinný dům č. 4  
1 + 2 NP | 196,03 m<sup>2</sup>

| č. | místnost         | m <sup>2</sup> |
|----|------------------|----------------|
| 1  | vestupní halda   | 10,31          |
| 2  | šatna            | 3,77           |
| 3  | T. M. + předelna | 7,21           |
| 4  | koupelna         | 4,29           |
| 5  | pracovna         | 14,90          |
| 6  | schodiště        | 5,00           |
| 7  | obývací prostor  | 55,61          |
| 8  | spíž             | 3,64           |
| 9  | garáž            | 30,60          |
| 10 | sklad zahrada    | 7,81           |
| 11 | terasa           | 52,89          |

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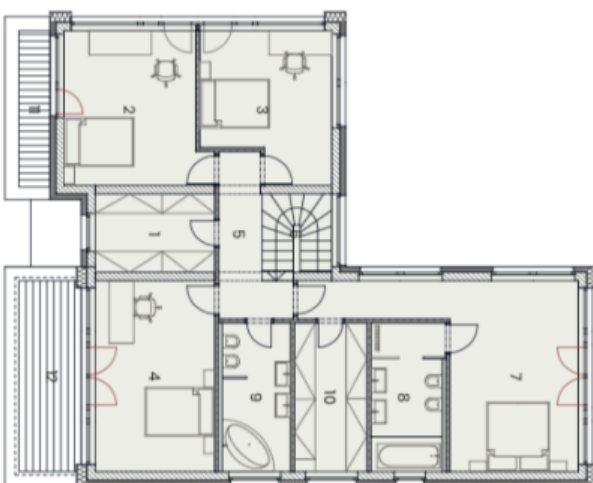


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Rodinný dům č. 4  
1 + 2 NP | 137,66 m<sup>2</sup>

| č. | místnost  | m <sup>2</sup> |
|----|-----------|----------------|
| 1  | šatna     | 8,93           |
| 2  | pokoj     | 18,89          |
| 3  | pokoj     | 14,89          |
| 4  | pokoj     | 17,43          |
| 5  | chodba    | 6,95           |
| 6  | schodiště | 4,86           |
| 7  | ložnice   | 25,18          |
| 8  | koupelna  | 8,90           |
| 9  | koupelna  | 8,42           |
| 10 | šatna     | 7,76           |
| 11 | terasa    | 4,70           |
| 12 | terasa    | 10,75          |

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Schéma půdorysu bylo představeno dispozičně řešené bytu, kuchyní a šatna a rodový nejistou součástí dohledy bytu zařízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozloh výškování je přílohou "Standard nemovitosti".

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