



## House Five-bedroom (6+kk)

Sold

290 m<sup>2</sup>, Praha 5, Stodůlky, Pod Viaduktem





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Plot	877 m <sup>2</sup>
Foot print	134 m <sup>2</sup>
Garden	743 m <sup>2</sup>
Parking	Double garage + parking on the land
Garage	Yes
Cellar	-
PENB	B
Reference number	33109

This unique newly built spacious family villa with state-of-the-art amenities and a south-facing garden is located on a cul-de-sac in a quiet residential area with plenty of greenery and easy access to the city center and airport.

The ground floor serves as a **common area** with a living room, a kitchen, a dining room, and an adjoining garden terrace. There is also a hall, a guest toilet, a laundry room, and a guest bedroom with a private bathroom. The 1st floor consists of a **private zone**, thoughtfully divided into parents' and children's sections. It has 3 bedrooms, a study, 2 bathrooms and toilets, and a dressing room. The semi-recessed basement contains a **double garage**, a cellar, and technical and utility facilities. The original layout was 6-bedroom, now (after removing the partition) it is 5-bedroom.

**High-quality materials and technologies** were used in the construction and furnishing of the interior. Facilities include **solid wood floors**, **cedarwood** (on the terraces and panelling), triple-glazed **aluminium windows**, security glazing of the vestibule, a **central vacuum cleaner** throughout the house (including the garage), Sapeli interior doors, and security equipment with CCTV, a multi-circuit alarm, and sensors. On the ground floor, there is a preparation for electrically operated interior blinds or curtains, in the living room there are exterior **blinds with UV protection**. Upstairs, there are **3 air-conditioning units**. There is a garage as well as outdoor parking space. The interior on the ground floor smoothly connects to a **terrace with a pergola with a sliding roof**. In the landscaped garden there is a children's climbing frame with a slide and a preparation for a pool. Heating is provided by a gas boiler. The house is sold fully furnished.

The location near a natural monument that consists of a **wooded valley with meadows** provides not only proximity to nature, but also the easy reach of complete amenities and direct connections to the city center. There are several kindergartens, an elementary and secondary school or a high school, a post office, a health center, several supermarkets, hobby shops, and other shops are nearby. The Anděl metro station is a 15-minute tram ride away, and the city center (for example Národní třída) is a 20-minute tram ride away. Travelling by car to the airport takes (in low traffic) only a quarter of an hour.

Usable area 290 m<sup>2</sup>, built-up area 134 m<sup>2</sup>, garden 743 m<sup>2</sup>, plot 877 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.

