



## House Four-bedroom (5+kk)

Sold

288 m<sup>2</sup>, Prague 6, Vokovice





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Total area	288 m <sup>2</sup>
Plot	327 m <sup>2</sup>
Foot print	167 m <sup>2</sup>
Garden	160 m <sup>2</sup>
Floor area	251 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	33360

This three-story terraced house with an elegant architectural design by Kuba & Pilař architects, with a grass roof, atrium, fitness area, home cinema, garden, and garage is part of a secure guarded area set on the edge of a park, near metro, tram, and bus stations with direct links to the airport.

The ground floor of the house from 2008 consists of a generous living area with a kitchen and dining room with direct access to the **southwest-facing terrace**, an entrance hall, a dressing room, and a toilet. The living room has a Zen garden separated by glass walls. Upstairs is a master bedroom with an en-suite bathroom and a second bathroom shared by 2 bedrooms with access to the **east-facing terrace**. The basement is reserved for a fitness room, sauna, home theater, bathroom, utility room, and laundry room.

High standard facilities include **air-conditioning** and a **fireplace** in the living room, large-format aluminum windows with shading panels, **ash wood floors**, extra tall doors, and security equipment. Heating is by a Buderus gas boiler. Parking is in the garage and on 1 outdoor parking space.

The enclosed complex is located next to the **park** in the Červený Vrch District in the vicinity of a sports hall and tennis courts. Within walking distance is a kindergarten and elementary school, a public transport station, a grocery store, a pharmacy, a cafe, or a golf club with a driving range. **The Divoká Šárka Nature Park** and the **Džbán Reservoir** are a five-minute walk away.

Useable area 288.86 m<sup>2</sup>, interior 251.4 m<sup>2</sup> (including the garage), terraces 13.97+23.49 m<sup>2</sup>, built-up area 167 m<sup>2</sup>, garden 160 m<sup>2</sup>, plot 327 m<sup>2</sup>.

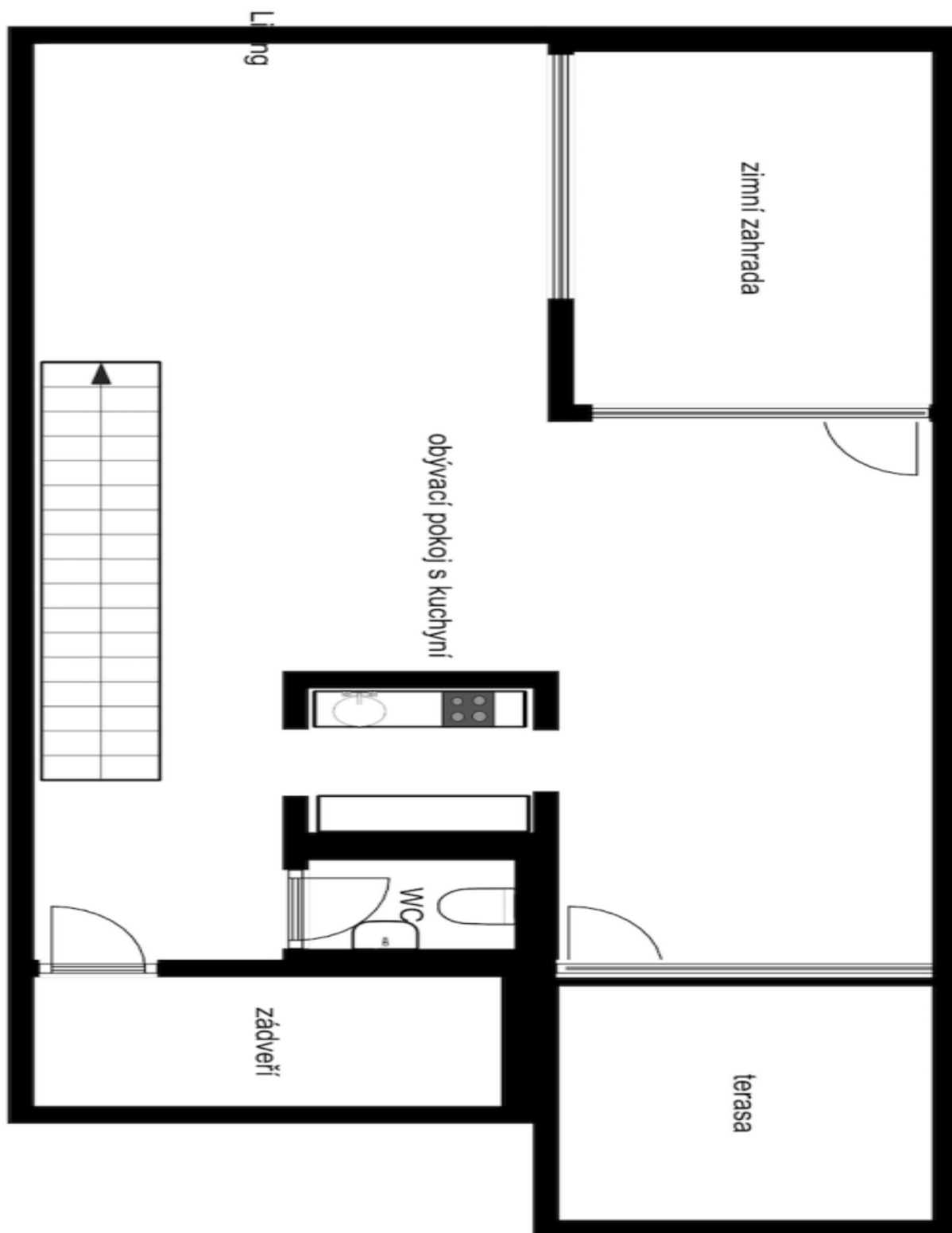
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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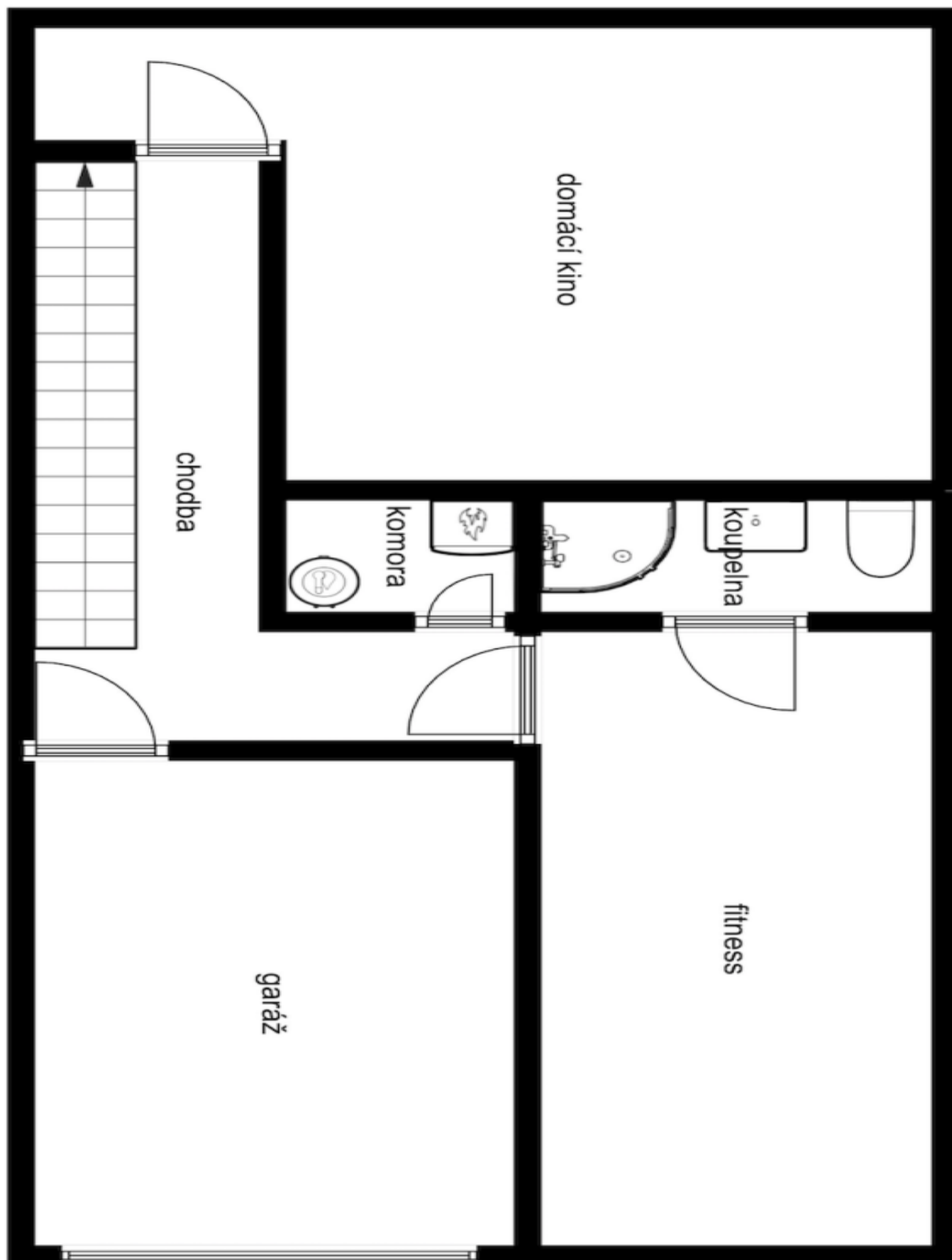




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