



House Six-bedroom (7+kk)

Sold

228 m², Prague 5, Stodůlky, K Fialce





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Total area	228 m ²
Plot	817 m ²
Foot print	118 m ²
Garden	699 m ²
Floor area	206 m ²
Balcony	2 m ²
Terrace	20 m ²
Parking	-
Cellar	-
PENB	B
Reference number	33363

A spacious new home with a southwest-facing terrace and garden, sitting on a large plot in a peaceful residential area close to one of Prague's largest parks.

The ground floor consists of a bright and open living room with kitchen, dining area, and access to a **southwest-facing terrace** leading to the garden. There are 2 additional living rooms, a foyer, hallway, guest toilet and technical space. Upstairs, there is a master bedroom with an en-suite bathroom and **balcony**, 3 further bedrooms, a main bathroom and landing. A loft inside the roof space adds storage capacity.

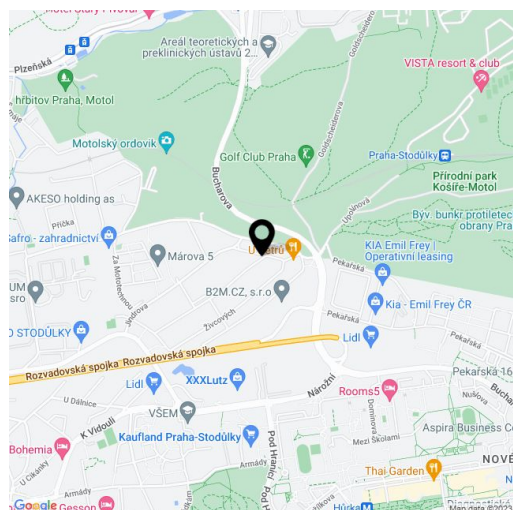
The house's design and choice of materials provide excellent thermal comfort and low energy use. It features **underfloor heating** throughout with individual temperature control in all rooms while **windows are aluminum with triple-glazed panes**. The house is offered with final surfaces completed and preparation for a kitchen.

The property includes a large, private driveway with parking while a carport or garage can easily be realized as per the buyer's particular wishes. Likewise there is ample space for the installation of garden structures including a **swimming pool**.

The neighborhood is home to many beautiful villas and is in close proximity to the **Košíře-Motol nature park**. It has good accessibility by public transport—Motol (line A) and Nove Butovice (line B) metro stations are both 2 bus stops away. **A golf club**, several supermarkets, shopping centers, kindergartens and elementary schools are all nearby while the nearby **German school** is within walking distance. The area also has a fast connections to the Prague Ring Road and D5 highway to Germany.

Interior 182.9 m² + attic storage space 23 m², terrace 20.05 m², balcony 1.98 m², built-up area 117.63 m², garden 699 m², plot 817 m².

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

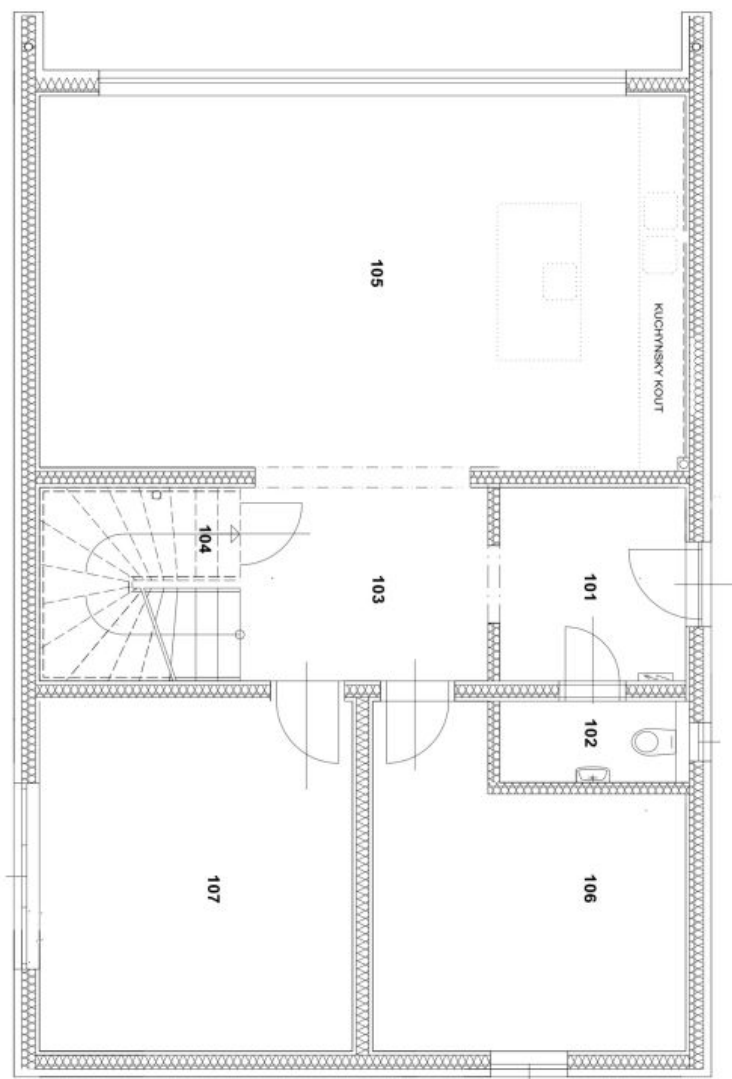




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LEGENDA MÍSTNOSTÍ

ČÍSLO	ÚČEL MÍSTNOSTI	PLOCHA m ²
101	ZÁDVEŘÍ	5,98
102	WC	2,28
103	CHODBA	8,73
104	TECHNICKÁ MÍSTNOST	3,36
105	OBÝVAČÍ POKOJ + KUCHYŇE	40,03
106	POKOJ	15,20
107	POKOJ	18,28

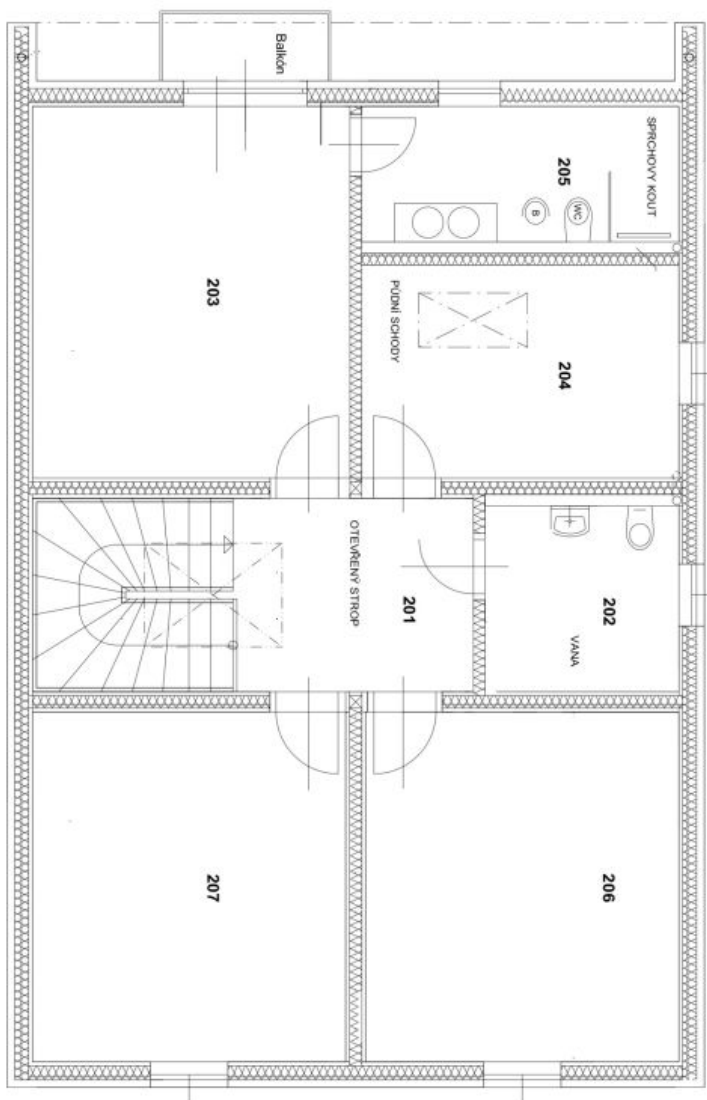
CELKOVÁ POJALOVÁ PLOCHA 93,94 m²
ZASTAVĚNÁ PLOCHA 117,63 m²



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ČÍSLO	ÚČEL MÍSTNOSTI	PLOCHA m ²
201	CHODBA	8,21
202	KOUPELNA	5,87
203	LOŽNICE	19,66
204	SÁTNA	11,26
205	KOUPELNA	7,17
206	KOUPELNA	18,26
207	POKOJ	18,26
CELKOVÁ PLOCHA POUŽITÁ ZASTAVĚNÁ PLOCHA		88,69 m ² 117,63 m ²
BALKÓN		1,96
PLOCHA		23,14
TĚRASA		20,05
CELKOVÁ PLOCHA		228 m ²