



## House Six-bedroom (7+kk)

442 m<sup>2</sup>, Praha-západ, Zdiměřice, Bažantí

Sold





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Total area	442 m <sup>2</sup>
Plot	1 708 m <sup>2</sup>
Foot print	256 m <sup>2</sup>
Garden	1 452 m <sup>2</sup>
Floor area	332 m <sup>2</sup>
Terrace	110 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	35703

This high-quality energy-efficient newly built family villa with an outdoor saltwater pool and almost 100 sq. m. of terraces is set in a large garden in a modern residential area on the outskirts of Prague 4 near the unique Průhonice Park. A quiet place within easy driving distance to the metropolis and all services, including international schools.

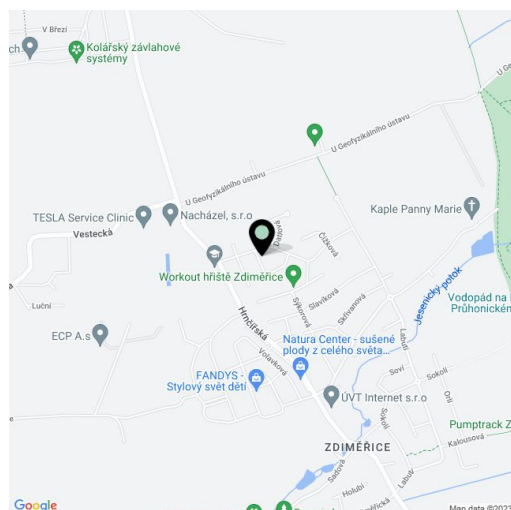
The airy open living area with a kitchen and dining room is connected to the **garden terrace** by large French windows. The kitchen is located so that it is conveniently accessible, yet does not disturb the elegance of the living area with a **fireplace**. The ground floor also has a guest bedroom, a study, a bathroom (shower, toilet), a utility room (with a shower), a dressing room, a pantry, and an entrance hall. A concrete staircase leads to a **bright, spacious gallery**, from where you can enter the master bedroom with a dressing room and bathroom, another 3 bedrooms, and a central bathroom with a bathtub, shower, toilet, and access to the **green roof**.

The house was approved in 2018. Its **high standard facilities** include **wooden floors**, poured concrete floors, large aluminum windows with insulated double-glazed panes and motorized **exterior window blinds**, a complete kitchen with an induction hob, a coffee maker, and a wine fridge, a videophone, a security system, and a preparation for air-conditioning. Heating is by underfloor heating and radiators connected to a gas boiler. Convenient parking is provided by a spacious **double garage** with automatic gates.

The **prestigious modern residential area** is located near the Hrnčiče district of Prague, in a place with easy connections to the D1 highway and the Prague Ring Road. Nearby are golf courses or tennis courts, a private kindergarten, the **Sunny Canadian International School** or the **Prague British International school**, as well as state kindergartens and elementary schools. The dominant feature of the location is the **Průhonice Chateau Park** with forests, lookout points, streams, ponds, and meadows covering an area of 250 ha.

Useable area 442 m<sup>2</sup> (terraces 110 m<sup>2</sup>, without a green roof 60 m<sup>2</sup>, and garage 36.4 m<sup>2</sup>), built-up area 254 m<sup>2</sup>, garden 1,452 m<sup>2</sup>, land 1,708 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.

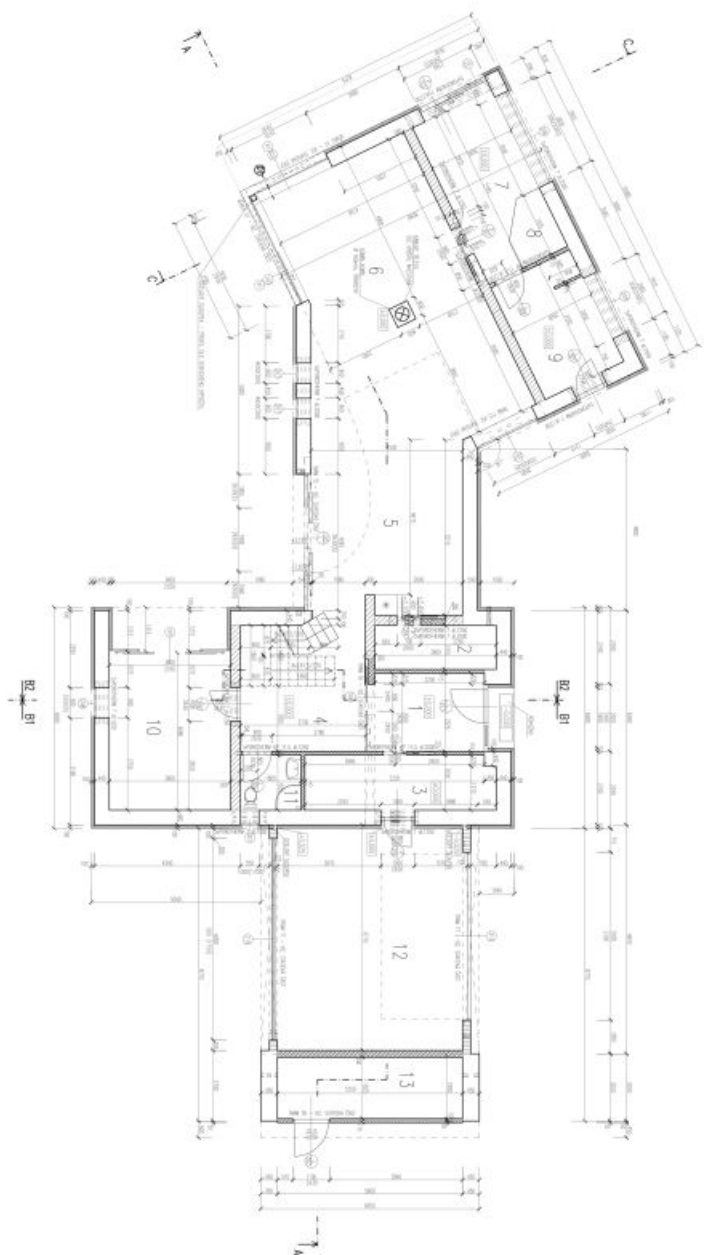




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Číslo	Název	Podlahová plocha (m <sup>2</sup> )	Objem (m <sup>3</sup> )	Užitková plocha (m <sup>2</sup> )	Objem (m <sup>3</sup> )
1	LOUŽENKA	10,0	10,0	10,0	10,0
2	LOUŽENKA	10,0	10,0	10,0	10,0
3	LOUŽENKA	10,0	10,0	10,0	10,0
4	LOUŽENKA	10,0	10,0	10,0	10,0
5	LOUŽENKA	10,0	10,0	10,0	10,0
6	LOUŽENKA	10,0	10,0	10,0	10,0
7	LOUŽENKA	10,0	10,0	10,0	10,0
8	LOUŽENKA	10,0	10,0	10,0	10,0
9	LOUŽENKA	10,0	10,0	10,0	10,0
10	LOUŽENKA	10,0	10,0	10,0	10,0
11	LOUŽENKA	10,0	10,0	10,0	10,0
12	LOUŽENKA	10,0	10,0	10,0	10,0
13	LOUŽENKA	10,0	10,0	10,0	10,0

