



## House Four-bedroom (5+kk)

Sold

135 m<sup>2</sup>, Prague 6, Nebušice, Malý dvůr





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Plot	354 m <sup>2</sup>
Foot print	164 m <sup>2</sup>
Garden	190 m <sup>2</sup>
Parking	Parking in garage
Garage	Yes
Cellar	-
PENB	G
Reference number	36376

This energy-efficient, two-story brick terraced house with views of a nicely maintained garden with mature trees and a swimming pool is part of the Malá Šárka gated community with its own security, popular especially among expats, thanks to its security, proximity to the prestigious ISP international school, and only a short drive from the airport. A clean and quiet location of Prague 6 - Nebušice surrounded by plenty of greenery.

The ground floor boasts a west-facing living room with an open plan kitchen and adjoining **garden terrace**, an entrance hall, a separate toilet, a **garage**, and a laundry room. Upstairs, there are 4 bedrooms, a bathroom (with a bathtub and shower), and a toilet. The insulated attic with a vinyl floor offers space for a game room, for example.

Facilities include **floating wooden floors**, white wooden Euro windows and **Velux skylights with mosquito nets**, blinds and shutters, Sapeli interior doors, a hardwood staircase, LED lighting, a new kitchen with built-in appliances and a natural stone worktop (**black granite**), built-in wardrobes, a fully equipped kitchen, a **Paradox** security system with a connection to a central station, or a new Geminox gas boiler with an external boiler. The roof is covered with new tiles, the terrace has a maintenance-free wood plastic floor. Parking is in the **garage** (with a direct entrance to the house), and up to 4 cars can park on a paved area in front of the house. The landscaped and irrigated west-facing garden provides a pleasant sitting area with plenty of **privacy** thanks to its mature trees.

The recently reconstructed house stands in a **secure area** with a minimum of traffic and professionally maintained greenery. There is a kindergarten and elementary school as well as the **ISP international school**, several restaurants, grocery stores, a pharmacy, a health center, or a post office. Transport connections are provided by buses, and the ride to the Bořislavka metro station and tram stop takes 6 minutes. The location is especially suitable for those who appreciate being within quick reach of the airport (10-minute drive). Nebušice is surrounded by the forests of the **Šárka Nature Park**, which is interwoven with hiking trails and bike paths.

Interior 135 m<sup>2</sup> (plus the game room and garage), built-up area 164 m<sup>2</sup>, garden 190 m<sup>2</sup>, land 354 m<sup>2</sup>.

