Sold

288 m², Prague 4, Újezd u Průhonic, Nad Rybníčkem











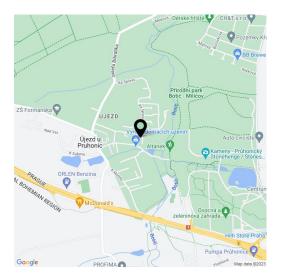




Sold

288 m², Prague 4, Újezd u Průhonic, Nad Rybníčkem

Total area	288 m²
Plot	374 m²
Foot print	126 m²
Garden	248 m²
Floor area	226 m²
Terrace	62 m²
Parking	Garage for one vehicle
Garage	Yes
Cellar	-
PENB	В
Reference number	37580



This above-standard equipped family house with a garage is located in a smaller residential complex in the part of Prague 4 Újezd u Průhonice, in a cul-de-sac near the dendrological garden. The place set in the nature park has very good access to all services and quick connections to other parts of the metropolis.

The ground floor consists of a living room with access to a **sunny garden terrace**, a kitchen with a pantry, a guest bedroom, a bathroom, a utility room with a connection for washing machine, a hall and a storeroom under the staircase. The private zone on the first floor consists of a master bedroom with a **walk-in cloakroom**, an en-suite bathroom and a **partially grassed terrace**, another 2 bedrooms, a bathroom, a separate toilet and a staircase hall. The attic is reserved for a study with a library.

The residential complex was created by the Senaa architectural studio in 2015–2018. The floors are wooden, and with ceramic tiles, the windows are wooden large-format. Above-standard facilities include Daikin Stylish air conditioning with quiet operation, recuperation unit providing automatic clean air supply and heat saving, Hanák kitchen with Bosch appliances, antinoise glass partition to the study, smart system for controlling parts of lights, garage doors, thermostat and camera, automatic garden irrigation and Gardena robotic lawnmower, security camera system with Arlo remote access, state-of-the-art WiFi Mesh internet connection technology and optical cable (up to 1Gbps internet). A garage with plenty of space for bicycles and other equipment is accessible from the house from the terrace.

There is a kindergarten and elementary school in the village. The entrance to the **dendrological garden** is nearby. Shops, medical and sports facilities and other services operate in the vicinity. Within easy reach is, for example, the shopping zone in Čestlice, the large Chodov shopping center or Průhonice with the famous **castle park**. Sunny Canadian School, Open Gate and Prague British **international schools** are a 15-20 minute drive away. For trips by car, the advantage is an easy connection to the D1 motorway and the Prague ring road. The bus ride to Opatov Metro Station takes just 10 minutes.

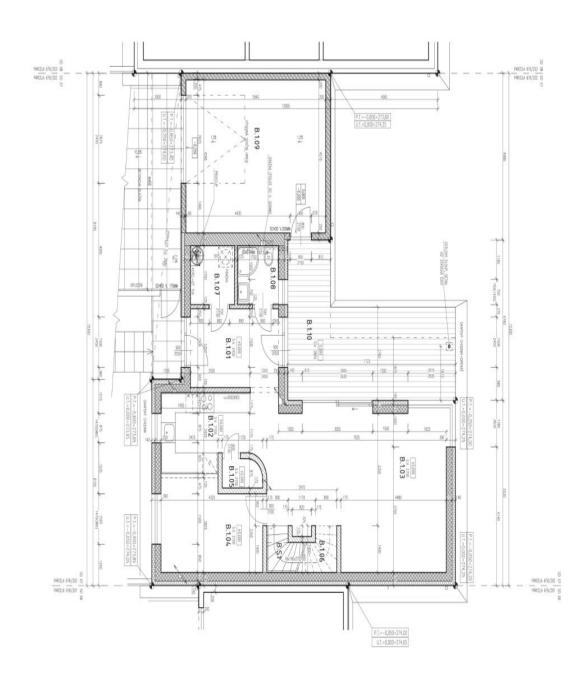
Usable area 288 m², built-up area 126 m², garden 248 m², land 374 m².

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



Sold

288 m², Prague 4, Újezd u Průhonic, Nad Rybníčkem



288 m², Prague 4, Újezd u Průhonic, Nad Rybníčkem

