



## House Five-bedroom (6+kk)

Sold

288 m<sup>2</sup>, Praha 4, Újezd u Průhonic, Nad Rybníčkem





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Total area	288 m <sup>2</sup>
Plot	374 m <sup>2</sup>
Foot print	126 m <sup>2</sup>
Garden	248 m <sup>2</sup>
Floor area	226 m <sup>2</sup>
Terrace	62 m <sup>2</sup>
Parking	Garage for one vehicle
Garage	Yes
Cellar	-
PENB	B
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 Průhonic, 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.

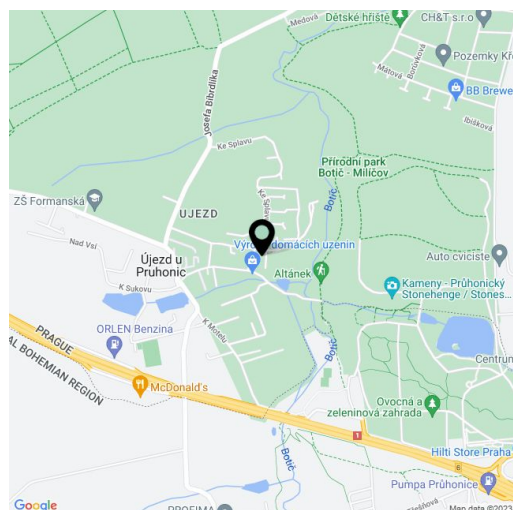
The ground floor consists of a living room with access to a **sunny garden terrace**, a kitchen with a pantry, a guest bedroom, a bathroom, a utility room with a connection for washing machine, a hall and a storeroom under the staircase. The private zone on the first floor consists of a master bedroom 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, anti-noise 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 Průhonic 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 m<sup>2</sup>, built-up area 126 m<sup>2</sup>, garden 248 m<sup>2</sup>, land 374 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.

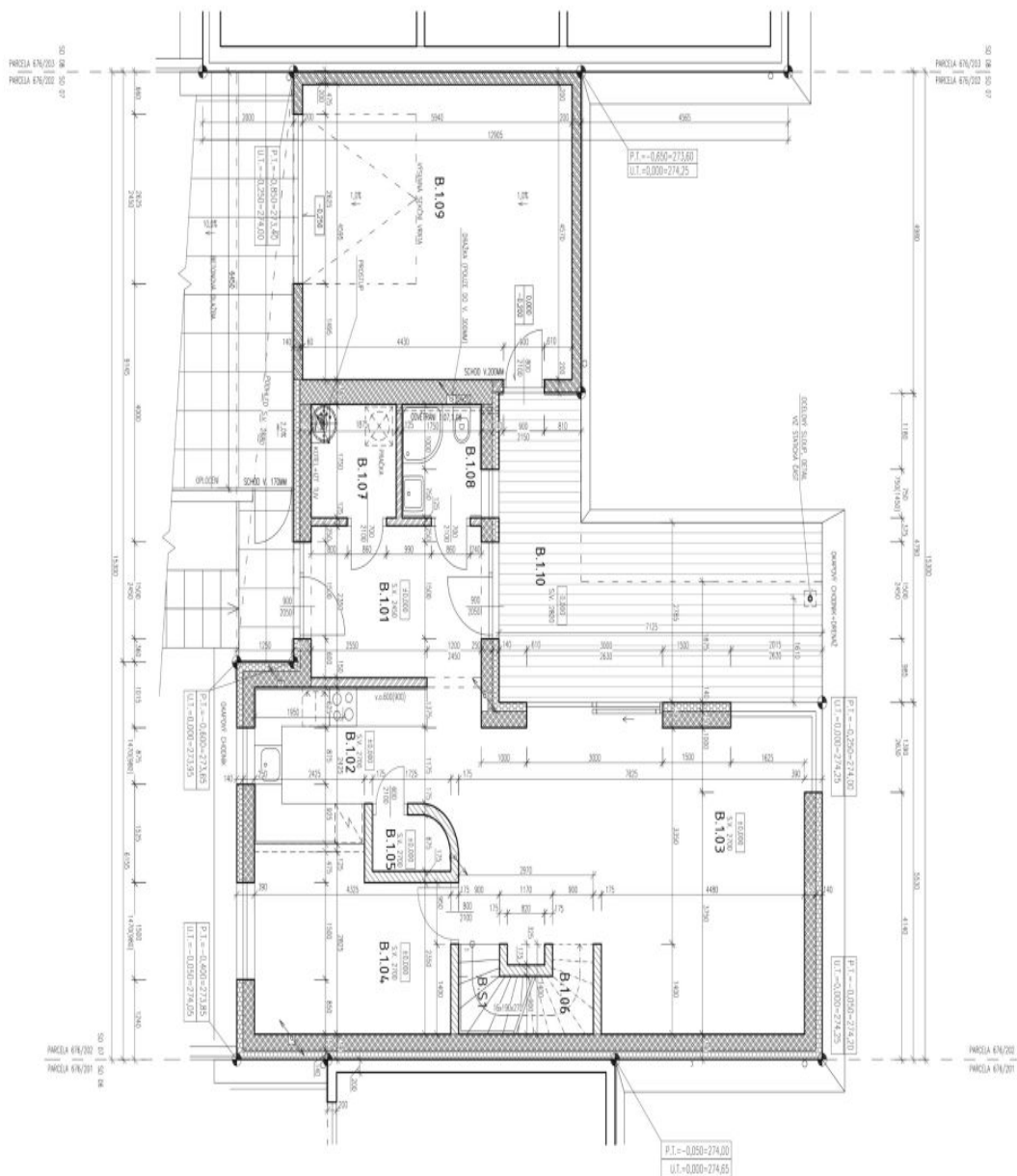




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