



## House Five-bedroom (6+kk)

Sold

213 m<sup>2</sup>, Praha-východ, Bašť, Okružní





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Usable area	213 m <sup>2</sup>
Plot	941 m <sup>2</sup>
Foot print	123 m <sup>2</sup>
Garden	818 m <sup>2</sup>
Floor area	188 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	2 outdoor parking spaces
Cellar	-
PENB	B
Reference number	38648

This airy, energy-efficient family house with quality equipment, an outdoor swimming pool, a garden house, and a landscaped irrigated garden was completed in 2020. It stands on a quiet street in a new residential part of Bašť on the northern outskirts of Prague, accessible by suburban bus or via the D8 highway.

The ground floor consists of a **40-meter living room** with a kitchen, dining room, and access to the **terrace** and **garden**, a guest room, a study with storage space, a bathroom with a toilet and bidet, a hallway, a corridor, and a utility room. On the upper floor, accessible by the staircase in the living room, there are 3 bedrooms (1 with a spacious walk-in closet and a **loggia**), a large relaxation bathroom, a separate toilet, and a staircase.

The modern house was built with quality materials; during the construction emphasis was placed on **detail, aesthetics, functionality**, and energy efficiency. Large-format windows with insulated **triple-glazes panes** and plastic frames with a white wood decor from the Belgian brand **Deceuninck** are provided with safety foils (on the ground floor). Quick-step and Gerflor vinyl floors with hot water heating throughout the house. Facilities also include **Next** security and fireproof entrance doors, lacquered **Sapeli** rebate-free interior doors with magnetic locks, a videophone, LED lighting by premium brands (e.g. **Azzardo** or **Rendl**), and Kludi, Duravit, and Grohe sanitary ware. The utility room contains a water filter against limescale and an electric boiler. The house has a preparation for a security system. The 5 × 3 × 1.2 m pool with an insulated cover is equipped with sand filtration. The professionally established evergreen **maintenance-free garden** is lined with hedges and provides pleasant privacy. A **Hunter irrigation system** is distributed throughout all flower beds; rainwater from a retention tank is used to irrigate it. Entrance to the plot is possible through two gates (one electric).

This constantly developing residential location is located almost on the outskirts of Prague and close to the **Dolní Povltaví Nature Park**. In the village, there are several kindergartens, including a language kindergarten, a playground, a forest park and a sports complex, as well as a community center, a restaurant, a grocery store, and a post office. An elementary school is under construction. Other civic amenities are in neighboring Líbeznice, only 2 km away. Bašť is also connected to Líbeznice by a **bike trail**. Prague is quickly accessible by car or suburban buses that go to the Ládví metro station.

Interior 188 m<sup>2</sup>, built-up area 123 m<sup>2</sup>, garden 818 m<sup>2</sup>, land 941 m<sup>2</sup>.

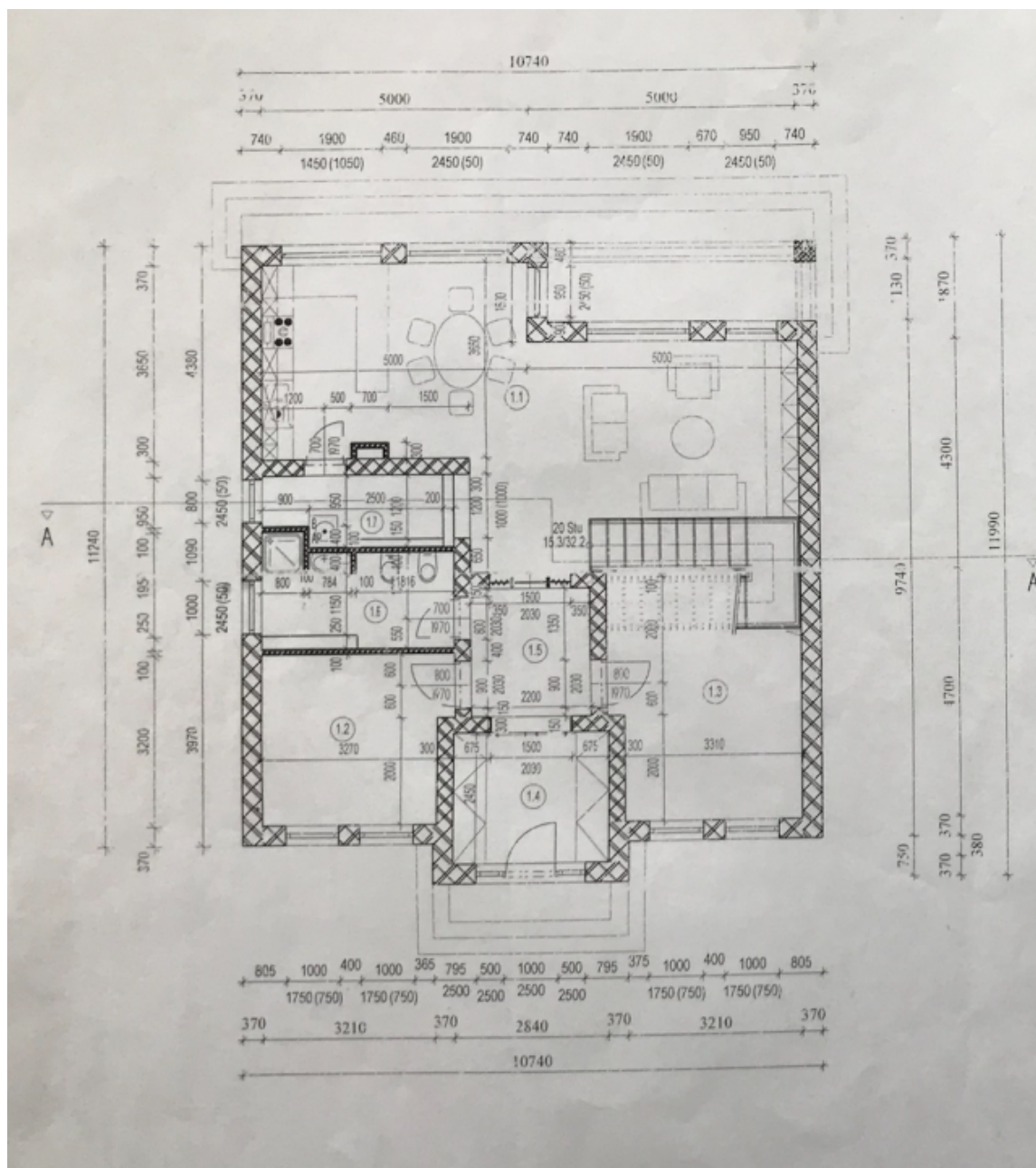
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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