



House Three-bedroom (4+kk)

Sold

146 m², Praha 9, Koloděje, Karla Zemana





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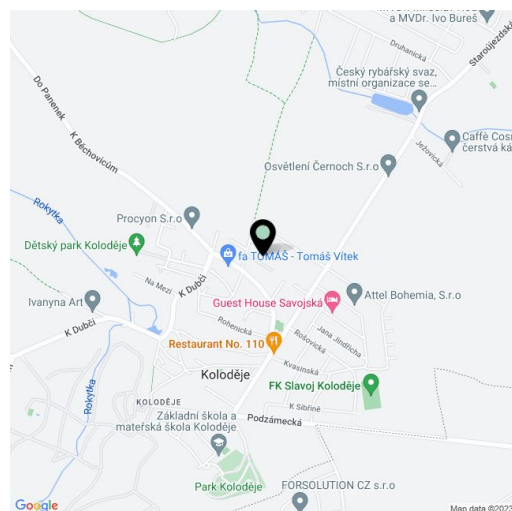
Plot	460 m ²
Foot print	104 m ²
Garden	356 m ²
Parking	Garage with direct access to the house
Garage	Yes
Cellar	-
PENB	A
Reference number	38836

This bright, energy-efficient family house (half of a semi-detached house) was completed in 2020 as part of a boutique residential complex located on a cul-de-sac in a new development in the Prague 9 district of Koloděje. The neighborhood has a historic village center, a Gothic castle with large grounds, and a well-developed infrastructure, ensuring that Koloděje is a full-fledged part of Prague.

The house is connected to the neighboring house only by the garage and utility room, which guarantees **complete privacy** in all other rooms. The ground floor consists of an almost **50-meter living room** with a partially separate kitchen, dining room, and adjoining **southeast partially covered terrace**, a bathroom with a shower and toilet, and a hallway with direct access from the **garage**, behind which is hidden a utility room with access to the **garden**. Upstairs are 3 bedrooms, a large bathroom (with a bathtub and shower, toilet, and 2 sinks), and a staircase hall. One bedroom is currently used as a dressing room.

Quality large-format windows are made of **aluminum profiles with triple-glazed panes** and equipped with **exterior aluminum motorized blinds**, interior doors with concealed hinges have magnetic locks, living room doors are glazed, large-format ceramic tiles on the ground floor and the 1st floor in the hall, Original Spirit laminate floors on the 1st floor in the bedrooms and in the dressing room, natural Best Altezo concrete tiles on the terrace. The facilities also include a handleless lacquered kitchen with **AEG** appliances, **LED backlighting**, and a **ceramic worktop**, a glazed stair railing, a Husky **central vacuum cleaner**, and a home phone with a camera. **Underfloor heating** throughout the house (heat source is a heat pump). An optimal temperature, even on hot days, is provided by **3 LG Artcool mirror** air-conditioning units; regular supply of clean air via a **Zehnder recuperation unit**. Garage sectional doors are by the **Lomax** brand, which, together with the entrance doors, are controlled by a Jablotron security system for the house and garage. A Hunter Hydrowise wifi **automatic irrigation system** that can be controlled via an app or computer is distributed throughout the garden.

The residential complex is set near the **sports and leisure Na Vinici complex** with an outdoor gym and playground, about a 2-minute drive from a kindergarten and elementary school (1st grade). The newly created **bike trail** connecting Koloděje with Újezd nad lesy is 100 meters away. There is a grocery store, restaurant, pizzeria, general practitioner's office (for adults and children), tennis courts, a football field, or a **riding school**. In the summer, outdoor film screenings are organized by a **cinema bus**. Buses from a nearby stop provide connections to all metro lines (Skalka, Černý Most, Letňany) or to the Uhříněves or Běchovice railway stations. Traveling by car is easy thanks to the connection to the Štěrboholská junction and will be made faster by the planned bypass, which will be led below the street to reduce noise. In addition to the





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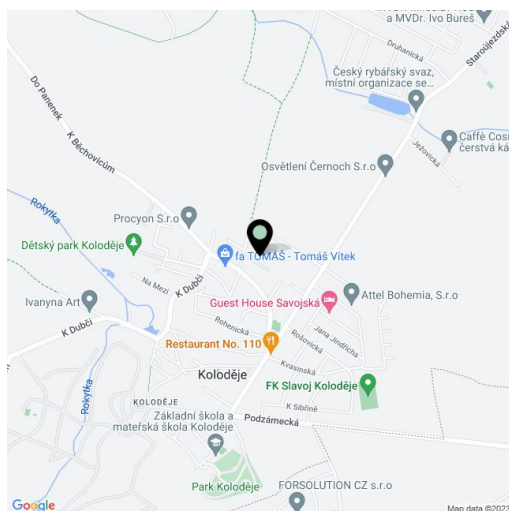
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large **castle grounds**, Koloděje is home to the **new Skála Park** with natural exercise elements. Other large green areas and nature parks are nearby—**Klánovice Forest**, Litožnice, Říčanka, **Rokytk**a, or the recently established V Panenkách Forest Park.

Floor area 149.7 m², built-up area 104 m², garden 356 m², land 460 m².

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

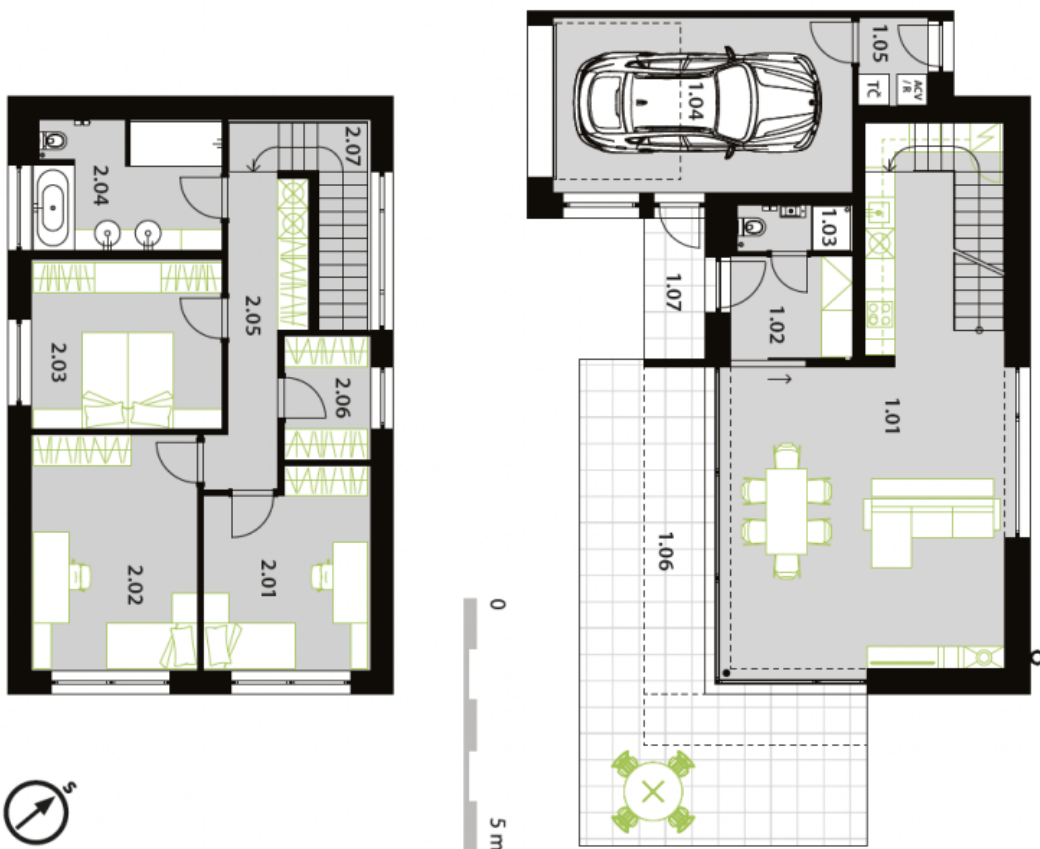




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1. PATRO		m ²
1.01	obývací pokoj + kk	48,2
1.02	zádveř, šatna	5,0
1.03	WC	2,2
1.04	garáž	20,4
1.05	tech. místnost	2,4
UŽITNÁ PLOCHA		78,2
1.06	terasa	35,2
1.07	terasa	4,3

2. PATRO		m ²
2.01	pokoj	12,4
2.02	pokoj	15,4
2.03	ložnice	12,6
2.04	koupelna	9,5
2.05	hala	8,6
2.06	šatna	4,2
2.07	schodiště	5,9
UŽITNÁ PLOCHA		68,5



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