



## House Five-bedroom (6+kk)

Sold

252 m<sup>2</sup>, Praha 5, Radotín, Vyhlička





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Plot	632 m <sup>2</sup>
Foot print	197 m <sup>2</sup>
Garden	435 m <sup>2</sup>
Parking	Double garage and 3 outdoor places
Garage	Yes
Cellar	-
PENB	G
Reference number	39640

This newly built family house offers incredibly beautiful views of the wide green surroundings from the house and the garden. The technologically advanced and energy-efficient building is part of a project located near the Radotínská Skála Natural Monument, high above the confluence of the Berounka and Vltava rivers and at the same time only a few minutes' drive from all services.

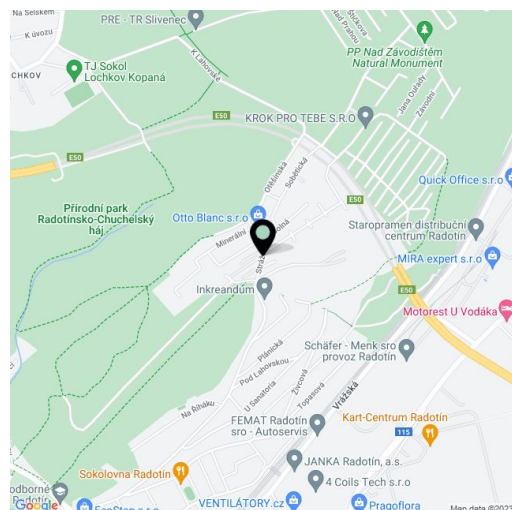
On the garden level, there is a master bedroom with a walk-in dressing room and en-suite bathroom, another 2 bedrooms, a living area/game room, a bathroom, a separate toilet, utility room, closet, and large storage room. All three rooms are connected to the **sunny garden**. On the 1st floor (street level), there is a large living room with a kitchen, dining room, and **balcony**, a dressing room, toilet, and vestibule accessible from the outside and the garage. The top floor consists of a study with a **rooftop terrace**.

The house from 2018 has concrete ceilings and aluminum windows as well as triple-glazed sliding doors; the intensity of the sun's rays can be regulated by window blinds or shutters. **Wooden floors** impart a cozy feel. Facilities include built-in furniture, a custom-made kitchen with **Bosch** appliances, a **Bora** hob, a downdraft extractor, and a **Corian** worktop, **Flos**, Deltalight, and **Rendl designer lighting**, Sapeli interior doors, a **central vacuum cleaner**, optical cable, and security devices connected to a central station. Heating is provided by a heat pump with hot water **underfloor heating** throughout the house. All of the living rooms, one balcony, and a garden are **south-facing**, the green lawn is maintained by an **irrigation system** with a rainwater retention tank. Parking is in a **double garage** and on 3 outdoor parking spaces.

With views of **Zbraslav Castle**, **Točná**, and the **wooded hillside** around Břežanské Valley, the area is part of the Radotín district. The connection by car with other parts of Prague is made quick and easy by the Prague Ring Road. It is possible to reach a railway station by bus within 5 minutes and then change to one of the frequent and fast connections to the Smíchovské or Hlavní nádraží metro stations. You can also commute to the center by bike via a **safe bike path**. Within reach is a kindergarten and elementary school, art school, high school, supermarket, and other shops, restaurants, cafes, sports, and medical services. The district is surrounded by many **natural monuments**, right next to the house is the border of the protected landscape area of the **Bohemian Karst**.

Usable area 252 m<sup>2</sup>, built-up area 197 m<sup>2</sup>, garden 435 m<sup>2</sup>, land 632 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.



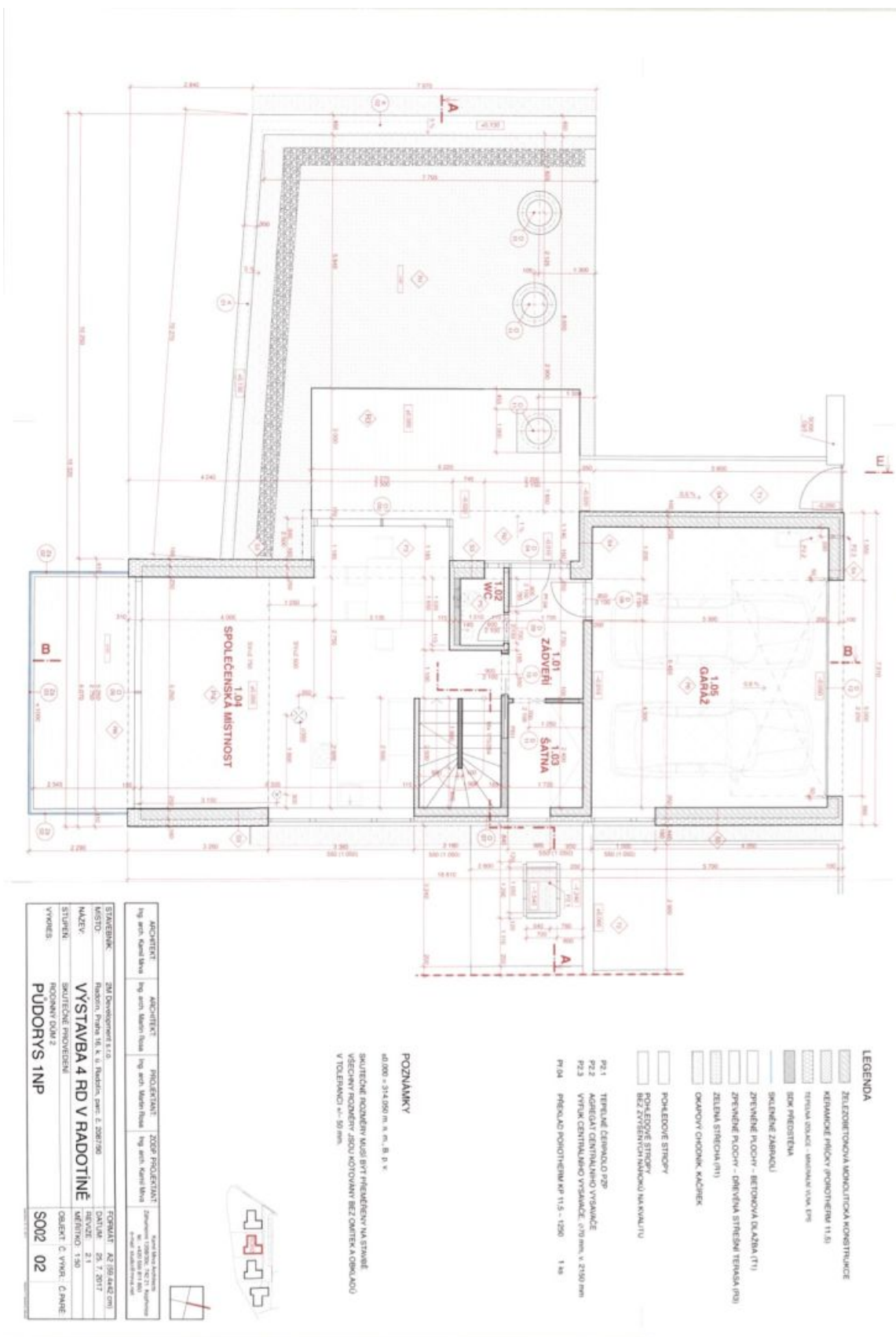




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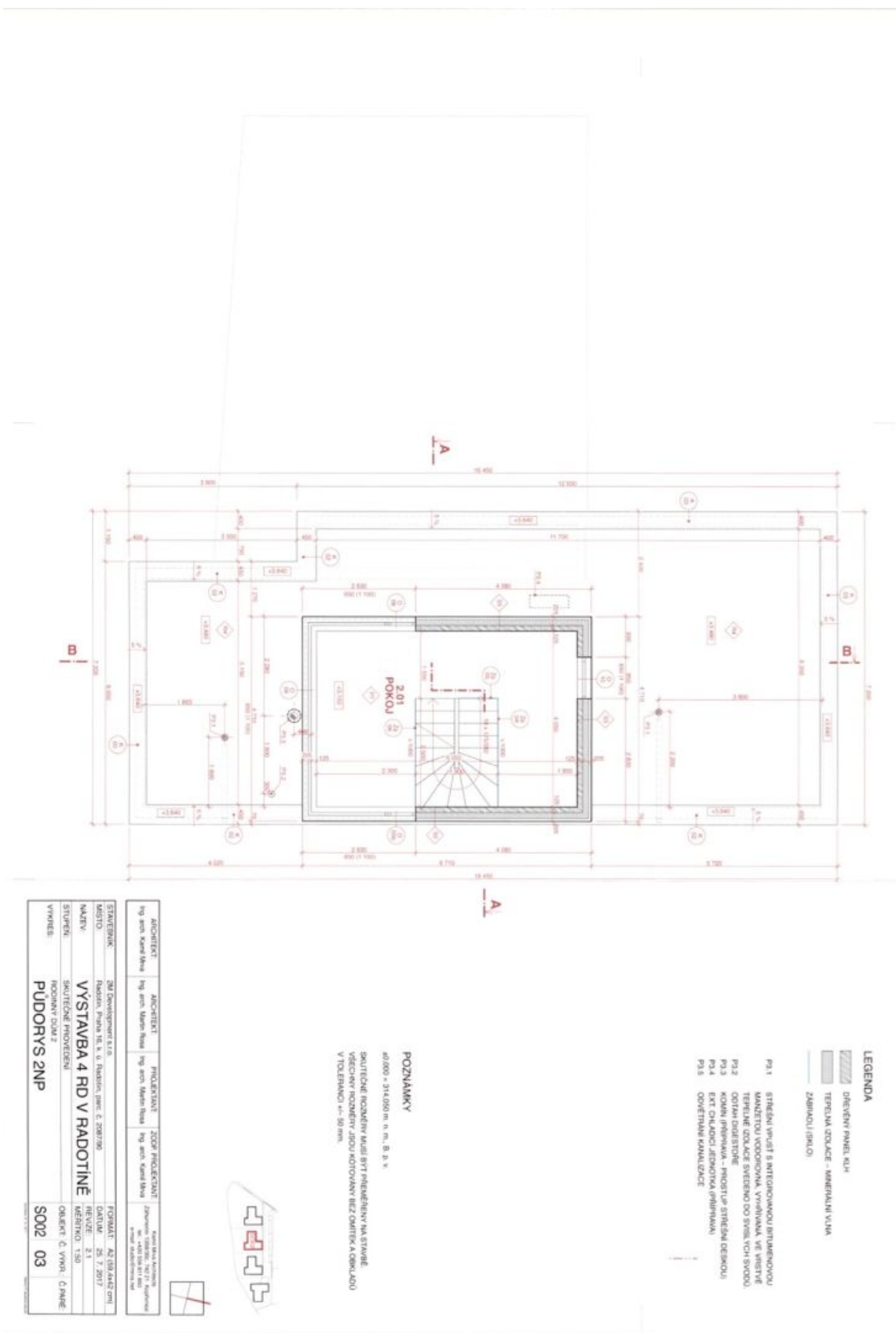




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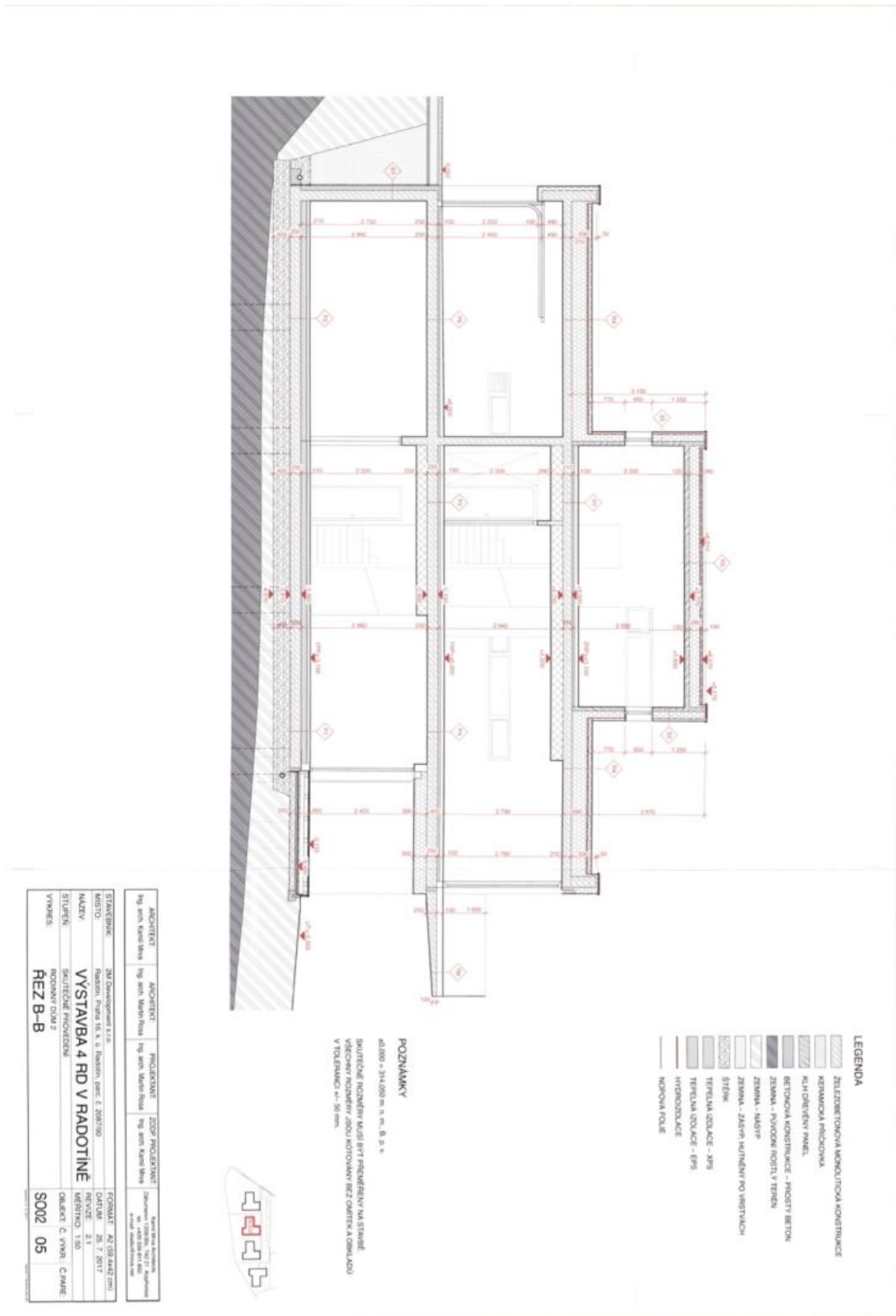




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