



## House Four-bedroom (5+kk)

Sold

273 m<sup>2</sup>, Prague 10, Pitkovice





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Plot	983 m <sup>2</sup>
Foot print	223 m <sup>2</sup>
Garden	760 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	C
Reference number	40505

**This modern family villa with a beautifully landscaped garden and outdoor pool is part of a quiet part of Prague Pitkovice, which is located in the Botič-Milíčov Nature Park. The house is located next to a park with ponds, only a few minute's drive from complete infrastructure, including a metro station.**

On the entrance level, there is a living room with a ceiling open all the way up to two floors, a kitchen with a dining area and a **covered garden terrace**, a master bedroom with an en-suite bathroom and **dressing room**, a guest toilet, a pantry, a utility room, and a vestibule. The first floor consists of a gallery, a study with a **glass wall** towards the open space of the living room, 2 bedrooms, a **terrace**, a bathroom, and a toilet.

The entire villa has **Tarrington house air-conditioning**, underfloor heating, ceramic tiles, Sulko **aluminum windows** with **electric Isotra exterior blinds**, and a **Jablotron** security and camera system. The German **next125** brand kitchen is equipped with backlit ceilings and **De Dietrich, AEG, and Samsung** appliances. A number of built-in cabinets provide plenty of storage space, and heating is provided by a Buderus gas boiler. Parking is in a **double garage**. The garden is irrigated with rainwater, and there is a sitting area under an aluminum **pergola** and a **swimming pool**.

The new residential area is located by the **Pitkovice Ponds**, which are surrounded by a **park** with children's playgrounds, trails, gazebos, and a pétanque court. In the neighboring district of Uhříněves, there is a kindergarten and elementary school, medical services, shops, a post office, but also a cinema, theater, and mini-brewery. Transport connections are provided by buses, which can be used to get to the Háje, Opatov, and Želivského metro stations or to a railway station with direct connections to the Main Railway Station.

Usable area 273 m<sup>2</sup>, built-up area 223 m<sup>2</sup>, garden 760 m<sup>2</sup>, plot 983 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.

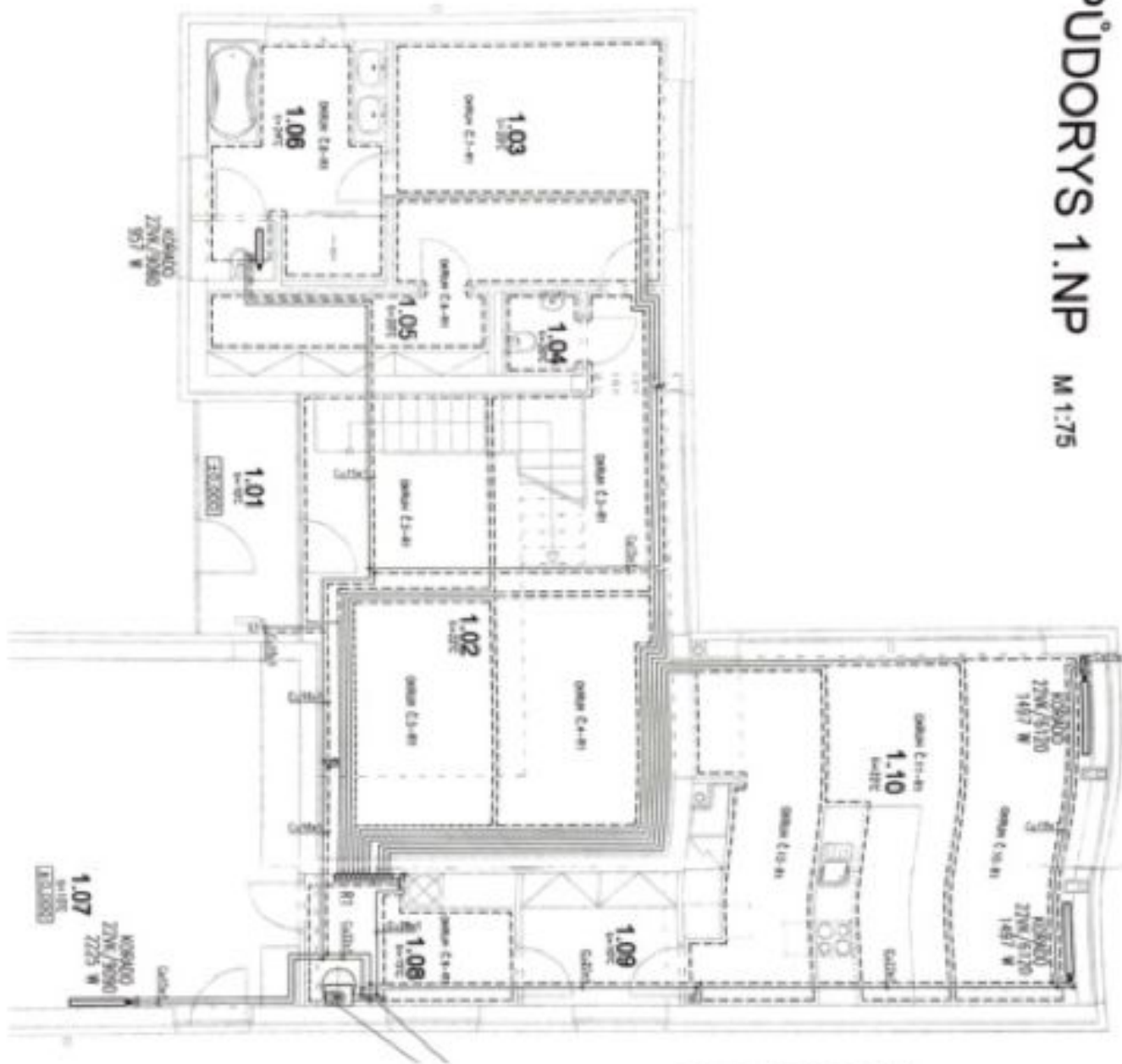


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PŮDORYS 1.NP M 1:75



**TABULKA MÍSTNOSTI**

Číslo místnosti	Název	Plocha (m <sup>2</sup> )
1.01	obývací pokoj	22,00
1.02	obývací pokoj	22,00
1.03	obývací pokoj	14,00
1.04	obývací pokoj	10,00
1.05	obývací pokoj	10,00
1.06	obývací pokoj	10,00
1.07	obývací pokoj	10,00
1.08	obývací pokoj	10,00
1.09	obývací pokoj	10,00
1.10	obývací pokoj	10,00
Celková plocha: 140,00 m <sup>2</sup>		

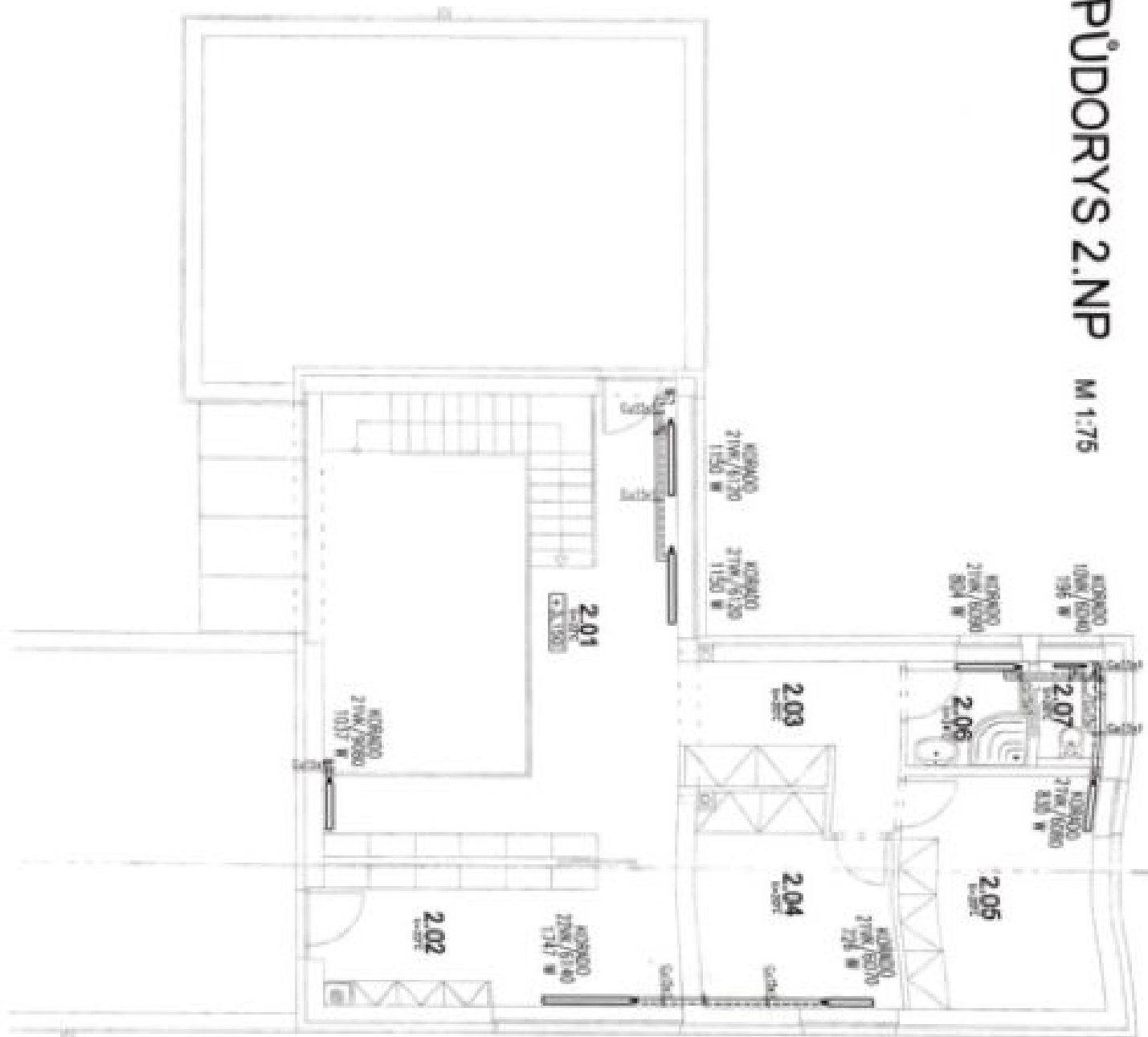


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**Tabulka místnosti**

Číslo místnosti	Název místnosti	Podlahová plocha (m <sup>2</sup> )	Objem (m <sup>3</sup> )
2.01	Kobloko	21,00	11,30
2.02	Kobloko	21,00	11,30
2.03	Kobloko	10,00	5,00
2.04	Kobloko	21,00	11,30
2.05	Kobloko	10,00	5,00
2.06	Kobloko	21,00	11,30
2.07	Kobloko	10,00	5,00