



## House Five-bedroom (6+kk)

**Sold**

406 m<sup>2</sup>, Prague 6, Ruzyně





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Usable area	406 m <sup>2</sup>
Plot	630 m <sup>2</sup>
Floor area	339 m <sup>2</sup>
Terrace	67 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30104

This newly built four-story family house with a south-oriented garden near Obora Hvězda park is located in an area with a peaceful, village-like atmosphere, yet in close proximity to all amenities and good connections to both the center and the airport.

The ground floor consists of a more than **50-meter living space** with an open kitchen, a dining room, and access to a **southeast-facing terrace**, a bathroom, and a hall with a built-in wardrobe. On the 1st floor, there is a north-facing master bedroom with an en-suite bathroom, another 3 bedrooms, a spacious bathroom (bath, shower, sink, toilet, bidet), a closet, and a hallway. **The separate unit** on the 2nd floor features a living room with a kitchen and an adjoining **large terrace**, a bedroom with access to the terrace, a bathroom with a shower, and a hallway. The storage area and the utility room are hidden in the basement.

The house has **thermal and acoustic insulation**. Other features include large triple-glazed wooden windows and **external blinds**, underfloor heating in the bathrooms, a **central vacuum cleaner**, a security system, a **preparation for a fireplace**. Heating is provided by **gas condensing boiler**. The house is offered in the state of **white-walls**. **The double garage** is connected to the house, and additional parking is possible in 2 outdoor spaces.

The street sees minimal traffic and mainly serves the local residents. The house sits on a quiet block in a traditional residential area close to nature, yet within easy reach of all services. Nursery and elementary schools are closeby, and supermarkets, a shopping center, and a hobby market are a short drive away. The **prestigious ISP International School**, which offers education from pre-school to high school, is a 12-minute drive away. Transport connection is provided by bus (9 minutes to the Motol metro station). The location is perfect for those who regularly travel to the airport.

Interior 339.4 m<sup>2</sup>, built-up area roughly 150 m<sup>2</sup>, terrace 67.3 m<sup>2</sup>, garden roughly 480 m<sup>2</sup>, land 630 m<sup>2</sup>. Exact measurements will be added as they become available.

The sale of the house is exempt from property transfer tax and the price includes VAT.

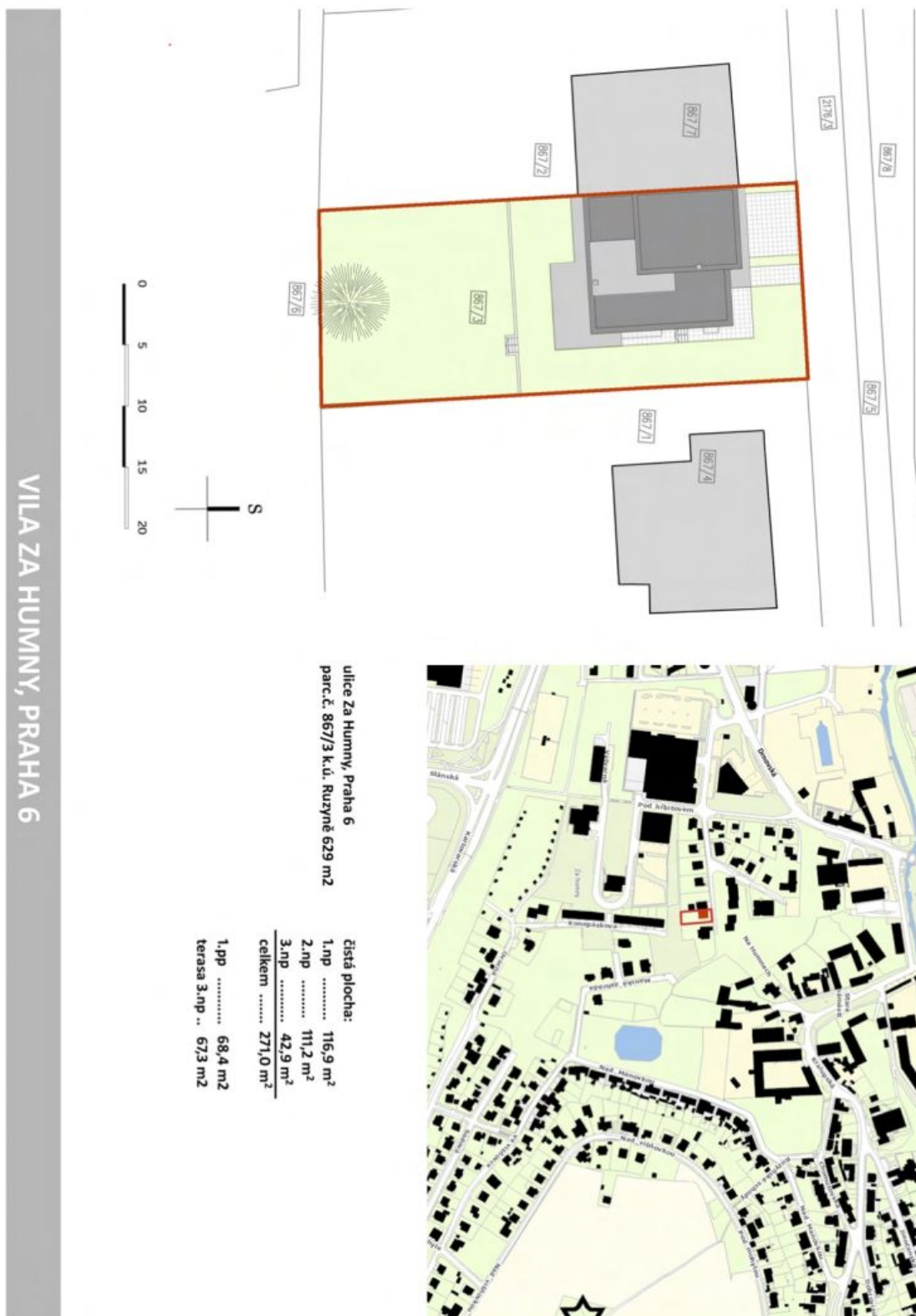




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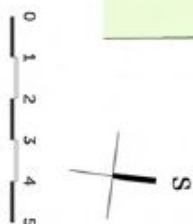
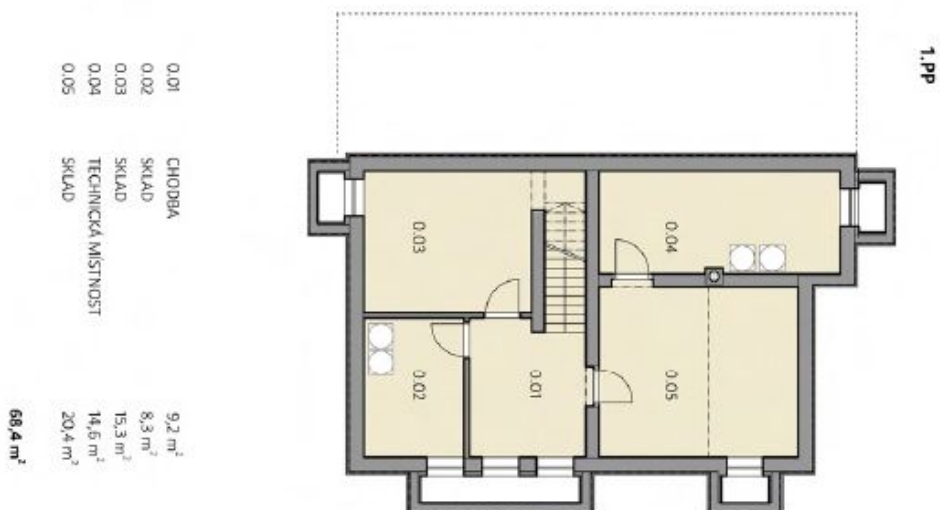




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