



House Four-bedroom (5+kk)

288 m², Praha-západ, Jesenice, Albatrosová

Sold





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Plot	855 m²
Foot print	200 m²
Garden	655 m²
Parking	Garage for 2 cars and 5 additional parking spaces on the property
Garage	Yes
Cellar	-
PENB	C
Reference number	33059

This modern **Functionalist-style villa** with a **top-notch outdoor pool** is situated on the edge of the village of **Zdiměřice**. The location offers above all tranquility, privacy, and walking distance to the beautiful **Pruhonice park**, as well as excellent transport links with easy connections to the **Prague Ring Road**, the **South Connecting Road**, and the **D1 and D4 highways**.

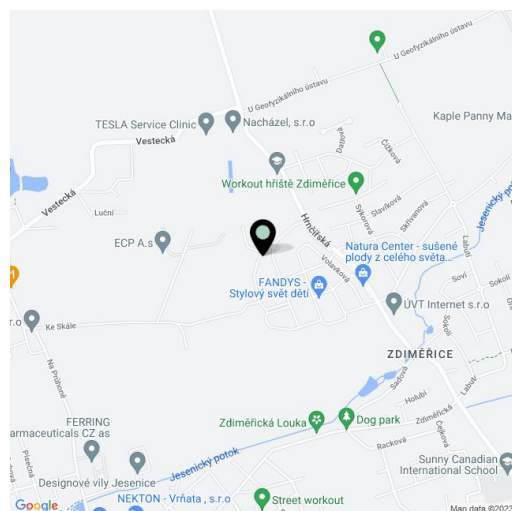
The heart of the house, the ground floor, features an open concept living room, kitchen, and dining area with a **designer fireplace** and access to the garden. On the same floor there is also a hall, a walk-in closet, a separate toilet, a utility room, and a pantry. The upper floor contains a private zone consisting of a master bedroom with an en-suite bathroom, a **sauna**, and a **big walk-in closet** (originally a separate bedroom), a 2nd bedroom, a shared bathroom, and a study. There is a **garage for 2 cars** with a storage space and 5 additional parking spaces on the property.

The architectural concept of the villa from 2013 is highlighted by the **glazed southern facade**, which adds airiness and light to the interior. The high standard features include Mitsubishi **air conditioning** on the top floor, **Makassar wood** in the living room, **Metal Corten panels** in the master bedroom, **concrete floors**, **large-format polished Italian tiles**, **large format aluminum windows and sliding doors**, safety triple-glazed panes, hinge-free interior doors, a high-end kitchen with a **Technistone** countertop and **Siemens** appliances, **Catalano** sanitary ware, centrally controlled blinds, **Rehau** underfloor heating with remote control via a mobile app, **Woodface** built-in cabinets, etc. The house, including the garage, is **secured by a Jablotron alarm connected to security** and a keyless entry system with a biometric lock. Heating is provided by a gas boiler.

The garden features a **high-quality 6x3 m swimming pool from Prestigepools** with modern roofing, double-circuit lighting, counterflow, a heat pump for heating, and an automated cleaning unit for the maintenance of saltwater. The garden, complete with mature trees, is equipped with an automatic irrigation system that draws water from its own well.

In **Zdiměřice**, there are schools, playgrounds, a golf driving range, tennis courts, beach volleyball courts, and other sports grounds. Other amenities are available just a few minutes away in neighboring **Průhonice** or nearby **Kunratice**. The prestigious **Sunny Canadian International School** is within a 5-minute reach, access to city center in 25 minutes.

Useable area 288 m² (including 64 m² garage), built-up area 200 m², garden 655 m², land 855 m².

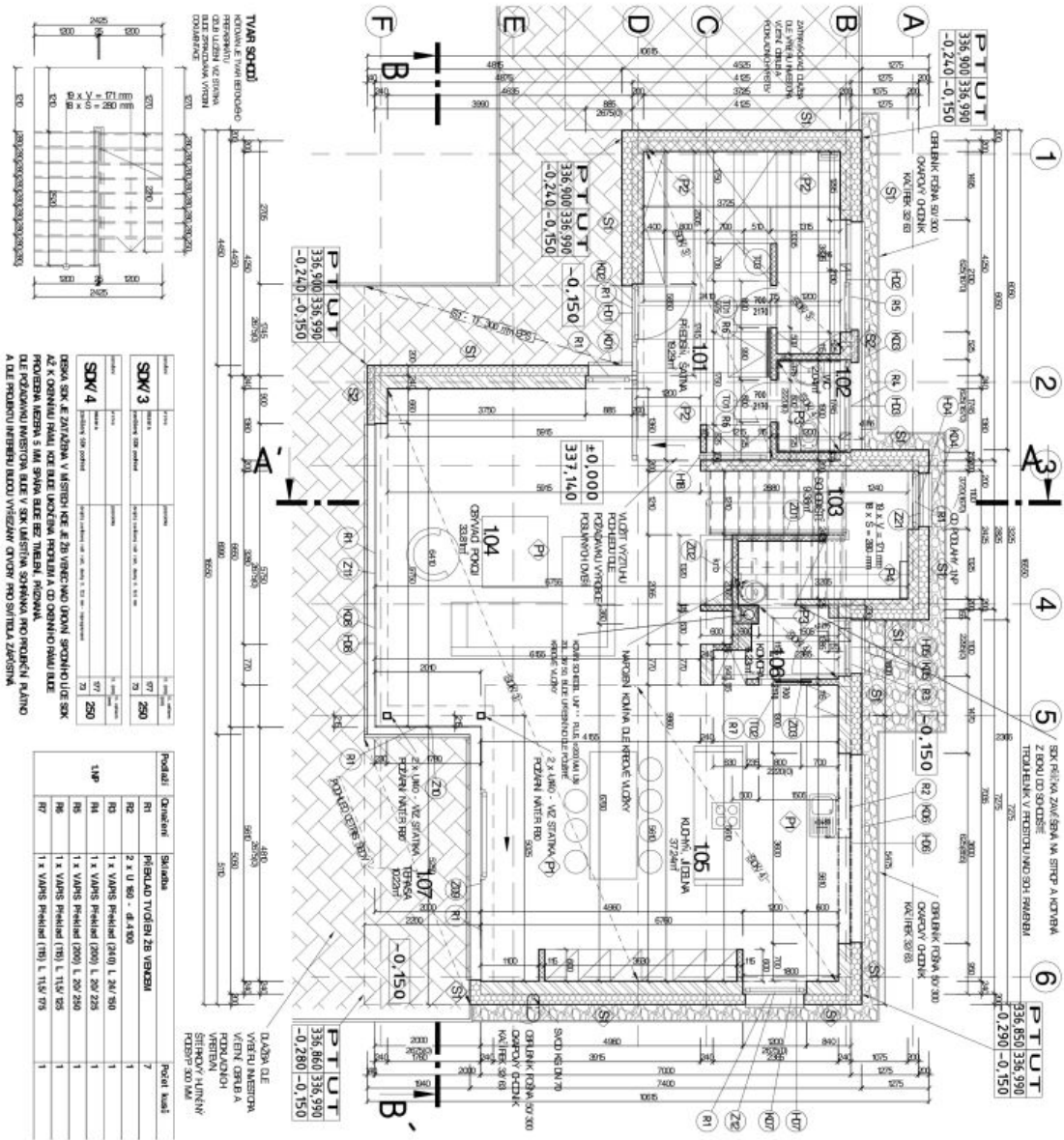




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Podlaží	Číslo	Popis	Velikost
1. podlaží	101	Obývací pokoj	250
2. podlaží	102	Ložnice	250
3. podlaží	103	Ložnice	250
4. podlaží	104	Kuchyň	250

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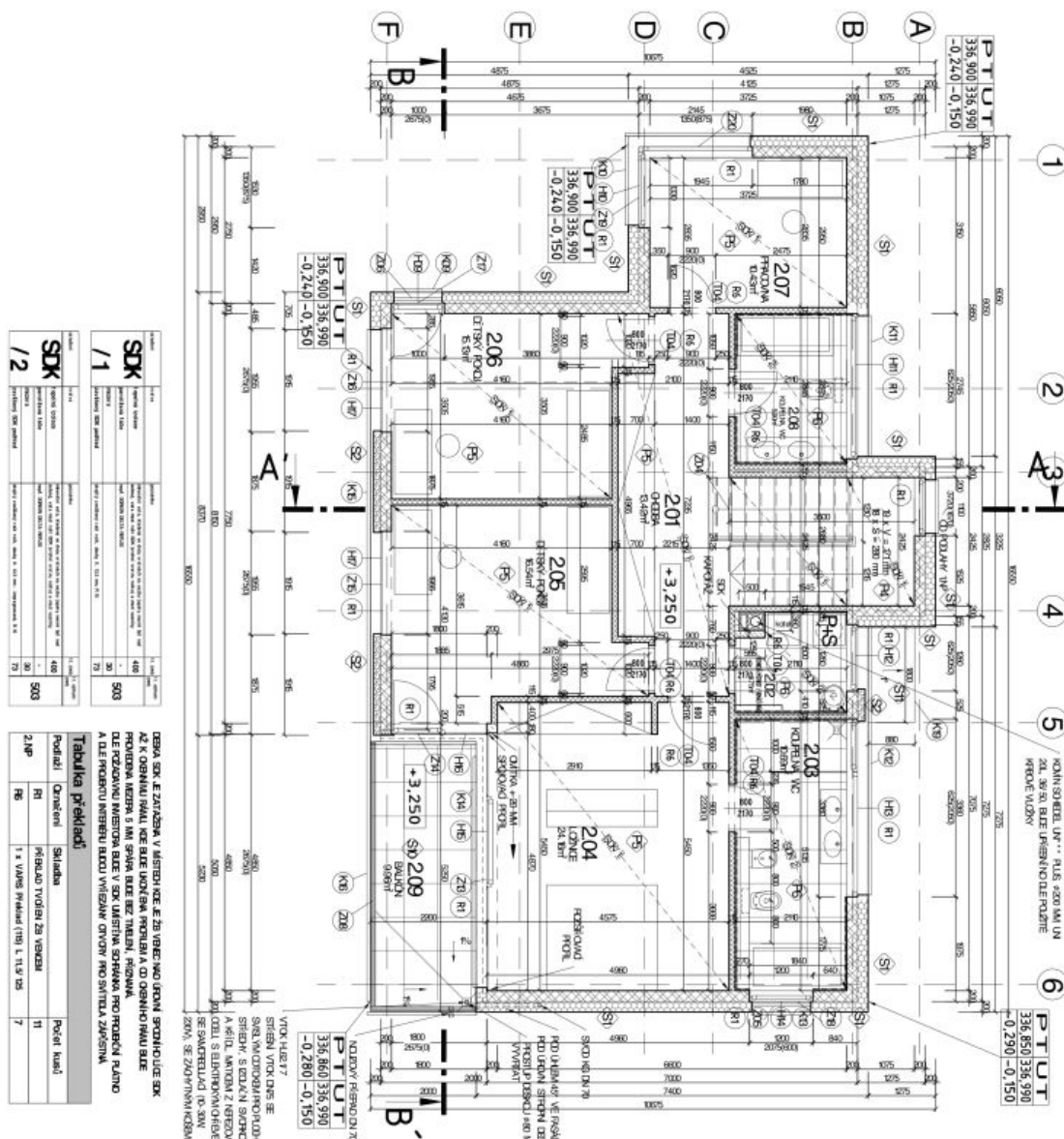
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LEGENDA MATERIALŮ:

- [illegible]



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