



House Six-bedroom (7+kk)

€ 1 799 240 | CZK 44 990 000

261 m², Prague 6, Nebužice





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Plot	685 m²
Foot print	234 m²
Garden	451 m²
Parking	2 garage parking spaces, 2 outdoor parking spaces
Cellar	-
PENB	B
Reference number	40541

This newly built brick family house with an outdoor swimming pool is part of a residential area in Prague 6 Nebužice, popular mainly for its proximity to unspoiled nature, the airport, and international schools.

The ground floor consists of a **65-meter living room** with a relaxation area, dining room, and kitchen, a toilet, a laundry room with storage space, a utility room, a porch, and a vestibule with direct access to the garage. The living room has access to the **terrace** with a **pool** and a comfortable staircase to the 1st floor. Here, there is 1 bedroom with a dressing room and bathroom, a second bedroom with a bathroom, another 2 larger and 2 smaller rooms, a central bathroom, and a staircase.

The very energy-efficient building was completed in 2021. The facade is decorated with Vandersanden masonry and **stone window sills**; windows are plastic with German Veka profiles. The house boasts **underfloor heating**, quality floors by the MEISTER German brand, Cifre Ceramica Spanish large-format tiles, Toshiba **air-conditioning** (on the 1st floor). The **fireplace** creates a cozy atmosphere in the living room. The primary source of heat is a Vaillant gas boiler. The kitchen is equipped with **Miele** appliances (induction hob, microwave, and electric oven, extractor hood, dishwasher, combi oven, refrigerator, freezer, coffee maker, vacuum cleaner). **Villeroy & Boch** and **Grohe** sanitary ware. Facilities include a Jablotron security system and videophone. Parking is available in a double garage with Hörmann gates and on two outdoor parking spaces. **The 7x3 outdoor pool** with a sliding cover, **saltwater**, and a **countercurrent** system is heated by a heat pump.

The quiet residential area is surrounded on one side by a large **forest park in Divoká and Tichá Šárka**, and on the other side by the **Hlásek Forest**. Just a few steps from the house is the **International School of Prague**, in Nebužice there is also a state kindergarten, elementary school, and art school, a supermarket, a post office, a pharmacy, and several restaurants. The ride to the Bořislavka metro station takes only 6 minutes by bus. The drive to the airport and connection to the Prague Ring Road is also very fast.

Interior 261.1 m², built-up area 234 m², garden 451 m², land 685 m².

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