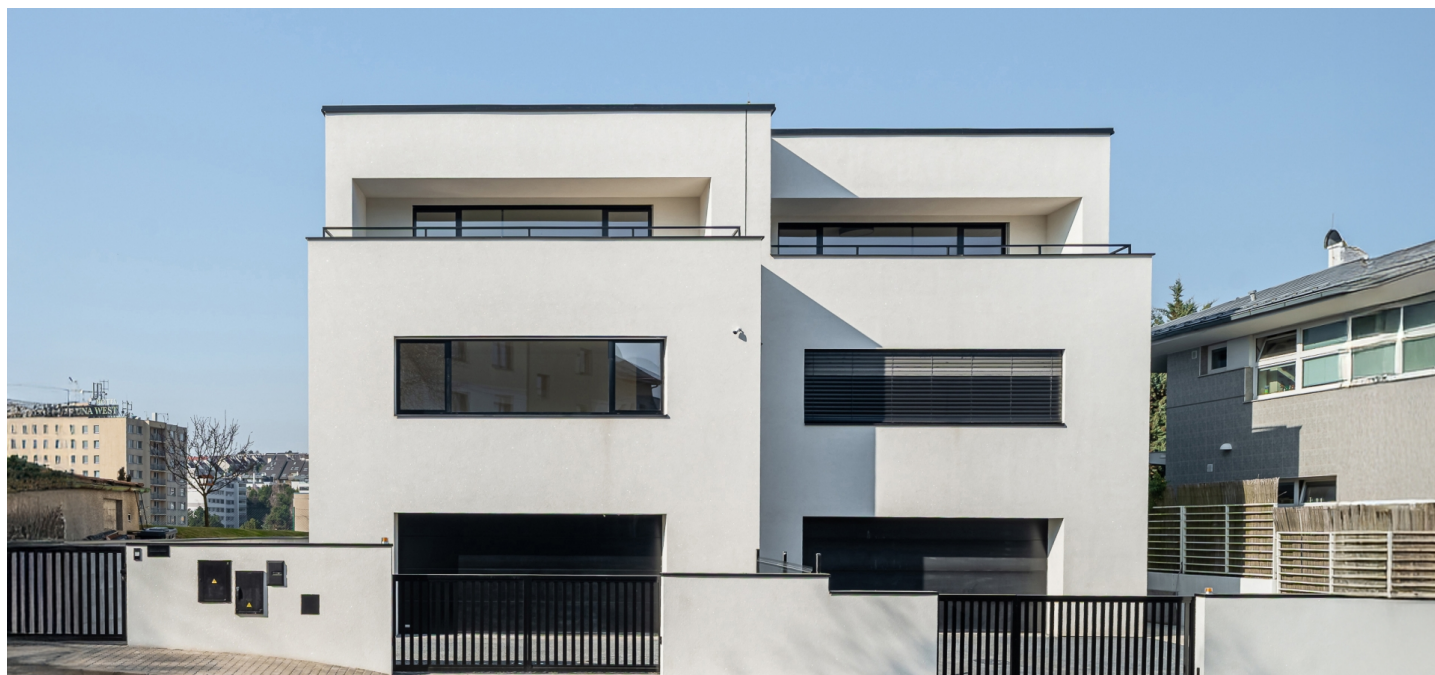




House Six-bedroom (7+kk)

€ 1 562 887 | CZK 37 900 000

300 m², Prague 5, Stodůlky, Ke Koh-i-nooru



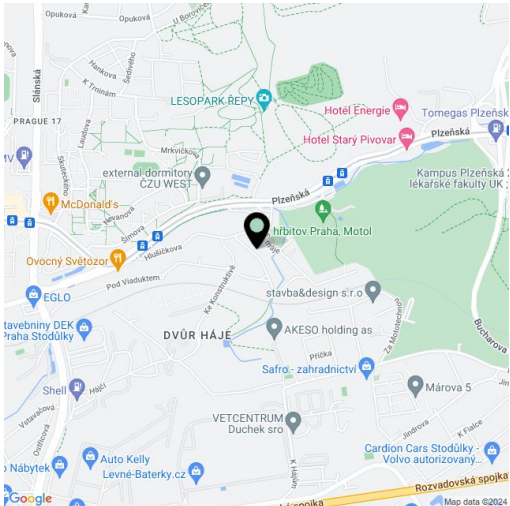


House Six-bedroom (7+kk)

€ 1 562 887 | CZK 37 900 000

300 m², Prague 5, Stodůlky, Ke Koh-i-nooru

Total area	300 m²
Plot	425 m²
Foot print	134 m²
Garden	291 m²
Floor area	242 m²
Balcony	17 m²
Parking	Yes
Garage	41 m²
Cellar	-
PENB	B
Reference number	105243



This newly built, very spacious and technologically advanced energy-efficient family house (half of a semi-detached house) with 6 bedrooms, a double garage, and a flat irrigated garden was recently completed on a side street in Prague 5 - Stodůlky, close to complete amenities and several forest parks.

The ground floor is designed as an open living space with a preparation for a kitchen and access to the **garden**. It also includes a toilet, an entrance hall with direct access from the garage, and a staircase leading to the upper floors. On the first floor is a master bedroom with an **en-suite bathroom** and a **walk-in closet**, two additional bedrooms, a bathroom, and a hallway with space for built-in wardrobes. The second floor features three more bedrooms, a bathroom, a spacious hallway, and a utility room. The largest bedroom has access to a **south-facing terrace**.

The high-quality standard includes **air-conditioning**, **heat recovery ventilation**, **aluminum windows** with triple glazing and electric aluminum exterior blinds, **wooden floors**, large-format Italian tiles in the bathrooms and hallways, brand-name sanitary ware, a video intercom, a security system, **underfloor heating** connected to a heat pump (with additional heated towel rails in the bathrooms), a **Somfy smart home system**, a **camera system**, an **automatic garden irrigation system**, a rainwater retention tank, an **electric car charger**, and a full preparation for a central vacuum system. **Convenient parking** is provided not only by a **double garage** but also by a paved area on the property for an additional **2-3 cars**. The building meets the criteria of an **energy-efficient house** (Energy Performance Certificate B).

The location offers **everything needed for a comfortable lifestyle** – nearby shops, including supermarkets, restaurants, public and private preschools and elementary schools, several international schools (**Japanese, French, German, and English**), a **high school**, secondary schools, and a **dance conservatory**, as well as a clinic and a post office. The area is full of **children's playgrounds**, with forest parks featuring walking and bike trails just a short distance away, and a **golf course** is nearby. Excellent transport connections include trams, a bus that reaches the Motol metro station in just 3 minutes, and easy access by car to the Prague Ring Road.

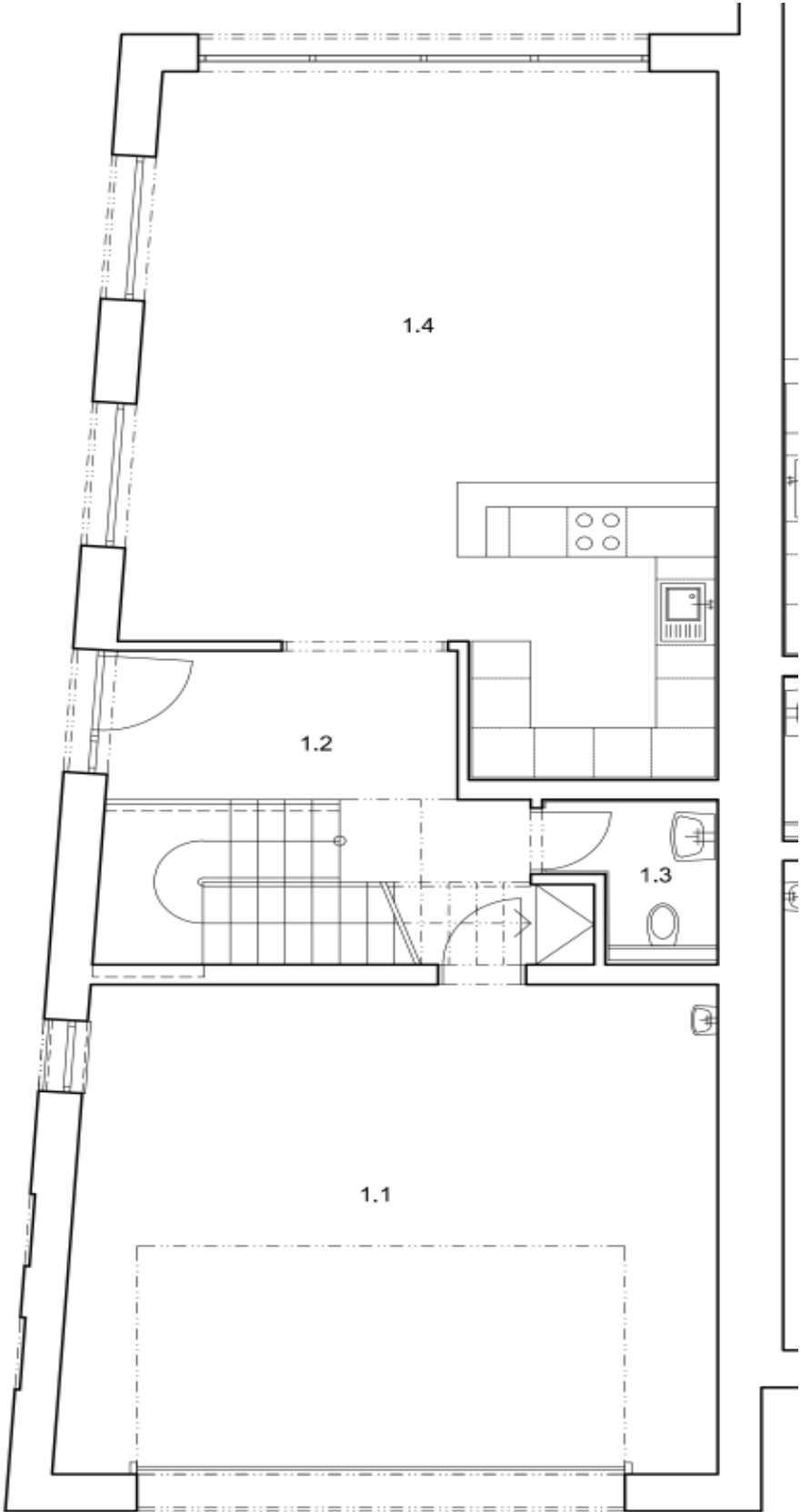
Usable area 299.5 m² (including a 40.8 m² garage and a 17.1 m² terrace), plot 425 m².



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LEGENDA MÍSTNOSTÍ

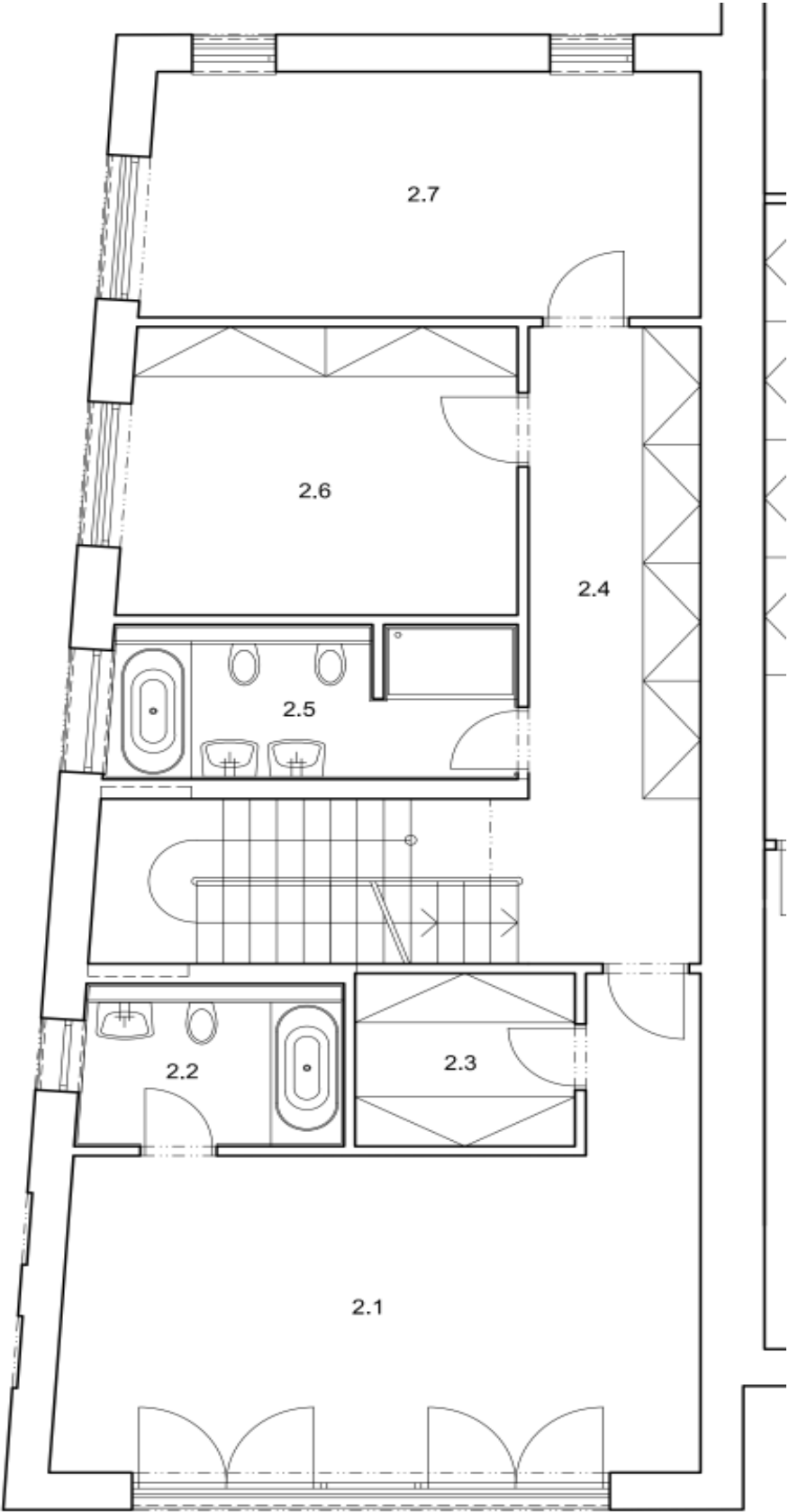
Č.M.	POPIS MÍSTNOSTI	PLOCHA m2
objekt A (B)		
1.1	GARÁŽ	40,8
1.2	ZÁDVEŘÍ	15,4
1.3	WC	3,2
1.4	OB. MÍSTNOST (KUCHYŇ)	46,3



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LEGENDA MÍSTNOSTÍ

Č.M.	POPIS MÍSTNOSTI	PLOCHA m2
objekt A (B)		
2.1	LOŽNICE	29,3
2.2	KOUPELNA	5,9
2.3	ŠATNA	5,3
2.4	CHODBA	15,1
2.5	KOUPELNA	9,3
2.6	LOŽNICE	15,3
2.7	LOŽNICE	17,9



House Six-bedroom (7+kk)

300 m², Prague 5, Stodůlky, Ke Koh-i-nooru

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LEGENDA MÍSTNOSTÍ

Č.M.	POPIS MÍSTNOSTI	PLOCHA m2
objekt A (B)		
3.1	BALKÓN	17,1
3.2	LOŽNICE	21,4
3.3	CHODBA	15,8
3.4	KOUPELNA	9,3
3.5	LOŽNICE	14,2
3.6	LOŽNICE	13,4
3.7	TECHNICKÁ MÍSTNOST	4,5

