



House Four-bedroom (5+1)

€ 1 766 497 | CZK 43 500 000

315 m², Prague 9, Klánovice, Libřická



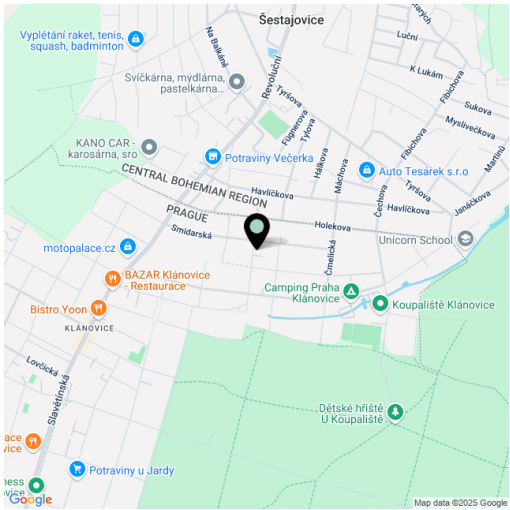


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Plot	1 114 m²
Foot print	186 m²
Garden	950 m²
Parking	Garage
Cellar	Yes
PENB	D
Reference number	109122



This fully renovated three-story family villa from 1945 is situated on a spacious corner plot in an attractive residential area of Prague 14 – Klánovice, a district known for its abundance of greenery, impressive First Republic-era homes, pleasant atmosphere, and convenient access to city amenities.

The ground floor includes a living room with a dining area and access to a south-facing terrace, a kitchen with access to the north-facing terrace used for outdoor dining, an entrance hall with a walk-in wardrobe, a guest toilet, two storage rooms, and a staircase hallway. The first floor offers a master bedroom with a walk-in closet and en-suite bathroom, two additional bedrooms (one with a balcony), a central bathroom, a laundry room, a utility room, and a hallway illuminated by a ceiling skylight that brings in pleasant natural light. The attic features a spacious playroom, two study rooms, a bathroom, and two storage rooms. The basement provides technical and utility facilities along with storage space.

The house was completely and meticulously renovated between 2022 and 2024. It is equipped with wood-aluminum windows with exterior blinds, oak parquet floors, and a solid oak staircase. Interior doors are frameless and 210 cm tall, while the entrance door is a secure model with fingerprint access. Underfloor heating throughout the house and hot water are provided by a heat pump. The home is equipped with smart home technology, a security system, and is prewired for both air-conditioning and a sauna.

Located on the northeastern edge of Prague, the neighborhood offers everything needed for comfortable living. There is a public kindergarten and elementary school, as well as a private preschool and school within easy reach. Nearby amenities include a public swimming pool, football pitch, tennis club, grocery store, and post office. A large forest park nearby is ideal for cycling and long walks. Direct trains to the city center ensure fast and easy commuting — it takes about 20 minutes to reach the Main Railway Station. The D11 highway is also easily accessible by car.

Total area 315 m² (including 25 m² basement), built-up area 165 m² + 21 m² garage, garden 950 m², plot 1,114 m².



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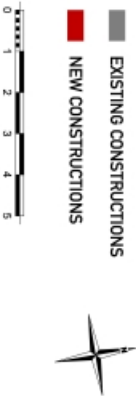
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GROUND FLOOR PLAN - 1. NP



1. NP	ROOM	AREA (m²)	FLOOR
1.01	ENTRY & CLOAKROOM	11.81	CERAMIC TILES
1.02	STAIR HALL	13.11	WOODEN FLOOR-OAK
1.03	TOILET	2.10	CERAMIC TILES
1.04	KITCHEN	26.44	CERAMIC TILES
1.05	FOOD STORAGE	1.40	CERAMIC TILES
1.06	LIVING & DINING	46.02	WOODEN FLOOR-OAK
1.07	STORAGE	2.28	WOODEN FLOOR-OAK
		103.16	m²



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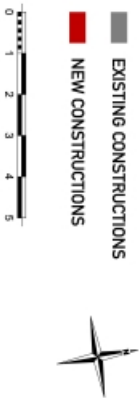
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2. NP		
ROOM	AREA (m²)	FLOOR
2.01	11.70	WOODEN FLOOR-OAK
2.02	5.38	CERAMIC TILES
2.03	9.45	WOODEN FLOOR-OAK
2.04	5.87	CERAMIC TILES
2.05	4.23	WOODEN FLOOR-OAK
2.06	14.76	WOODEN FLOOR-OAK
2.07	3.90	CERAMIC TILES
2.08	14.95	WOODEN FLOOR-OAK
2.09	20.28	WOODEN FLOOR-OAK
2.10	5.12	WOODEN FLOOR-OAK
2.11	2.28	WOODEN FLOOR-OAK
STORAGE		
97.92 m²		



1st FLOOR PLAN - 2. NP
19/02/2021



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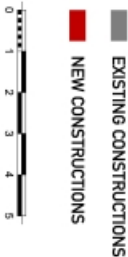
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3. NP		AREA (m²) FLOOR
3.01	STAIR HALL	15.31 WOODEN FLOOR-OAK
3.02	STUDY/GAMING ROOM	11.76 WOODEN FLOOR-OAK
3.03	STUDY/GAMING ROOM	11.15 WOODEN FLOOR-OAK
3.04	PLAYING ROOM	48.79 WOODEN FLOOR-OAK
3.05	BATHROOM	6.10 CERAMIC TILES
3.06	STORAGE	2.74 CERAMIC TILES
3.07	STORAGE	2.28 WOODEN FLOOR-OAK
		90.13 m²



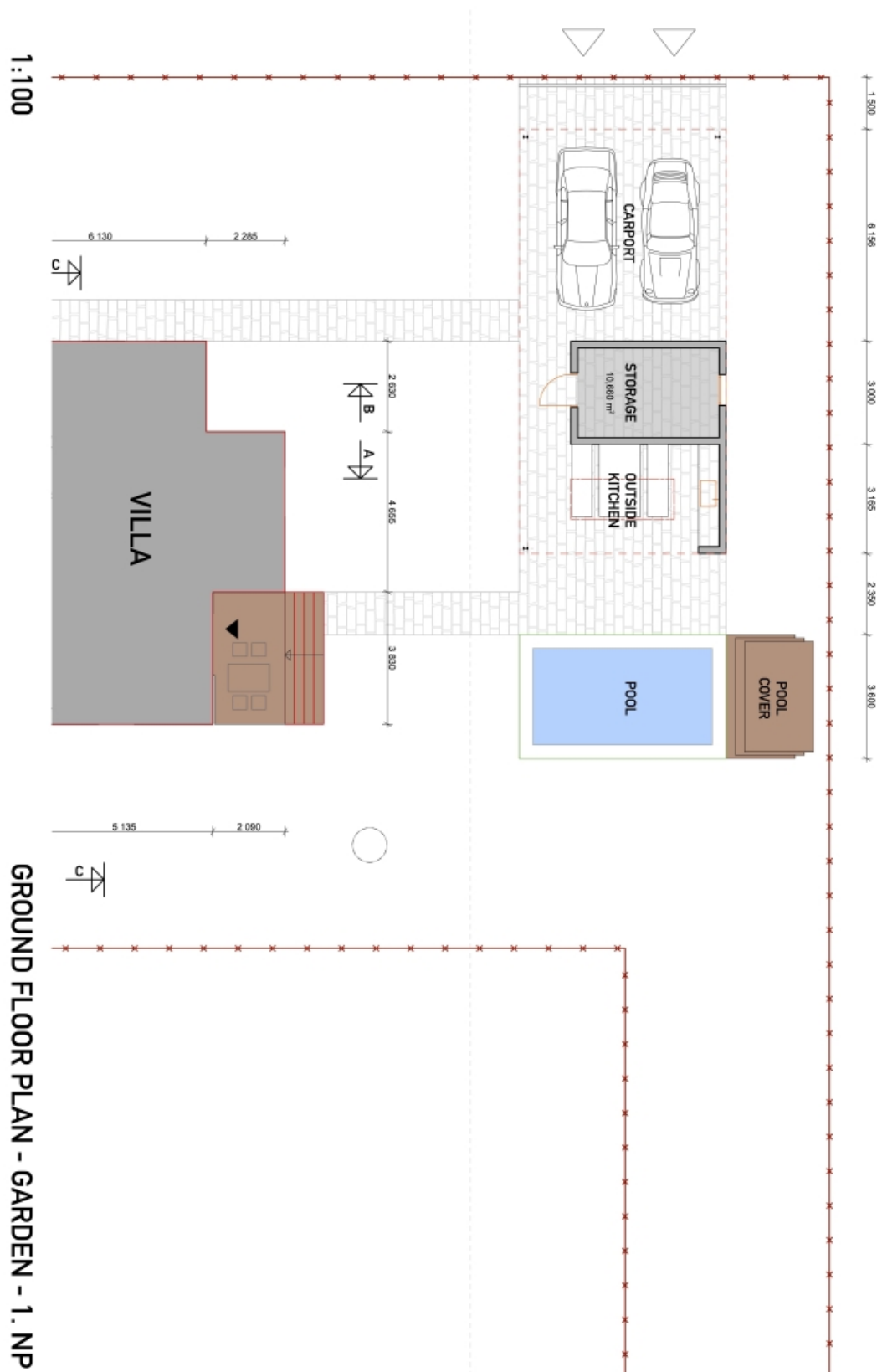
2nd FLOOR PLAN - 3. NP



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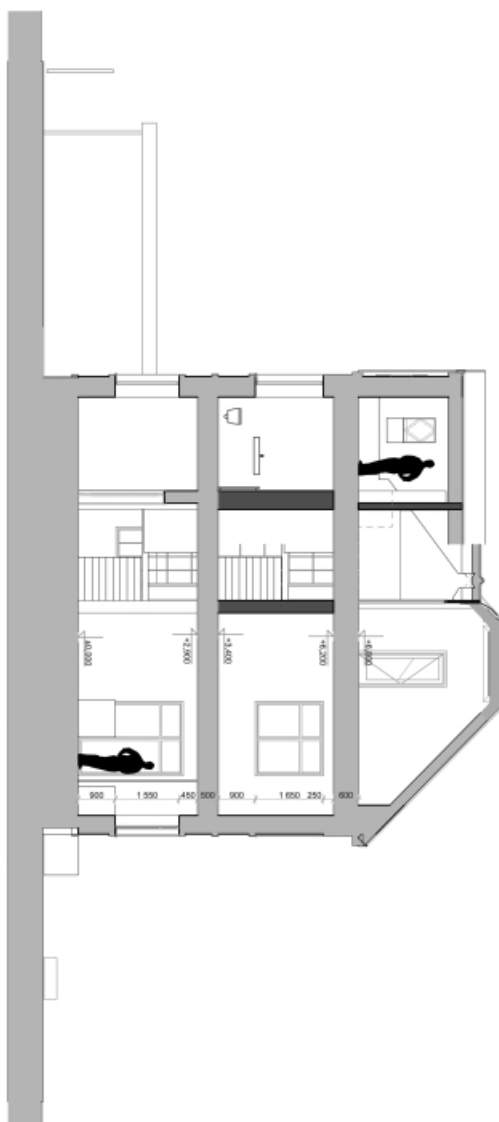


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A-A

SECTIONS