



House Three-bedroom (4+kk)

€ 676 677 | CZK 16 900 000

120 m², Prague 9, Horní Počernice, Otovická





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Plot	458 m ²
Foot print	158 m ²
Garden	300 m ²
Parking	1 covered parking space
Cellar	Yes
PENB	G
Reference number	106511

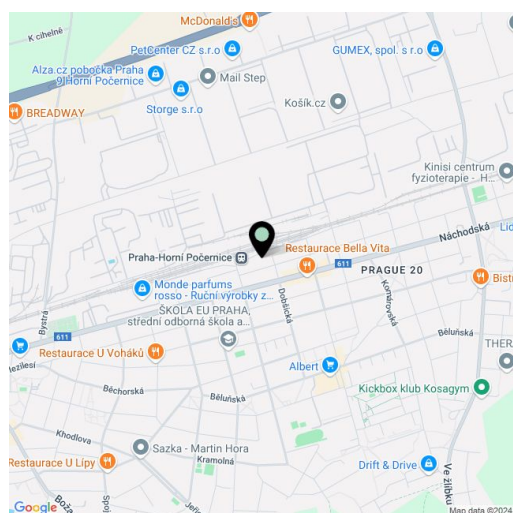
Single-story family house with a cozy garden and designer facilities, designed by the Obliqo interior studio, located in a quiet residential area with quick connections to the center.

The layout consists of a living area with a kitchen and dining room, 3 bedrooms (1 of which has **access to the garden**), a spacious equipped walk-in wardrobe, a bathroom, a separate toilet, and an entrance hall. There is a cellar (accessible from outside and also from the living room). Storage space in the attic.

The interior includes a **sauna** from SaunaSystem, a **sound system**, a **projector** and a **3-meter screen** in the living room, a **preparation for a fireplace and large aquarium**, doors with concealed hinges, cork floors throughout (in the bathroom heated floors), and plastic windows (in anthracite gray color) with 5-chamber triple glazing and blinds. The kitchen unit with ceramic 3D tiles is equipped with **Siemens** appliances (induction hob, microwave and hot-air oven, **wine cooler**, dishwasher, fridge and freezer). A **Jablotron** security system guards the house. Heating by a Protherm gas condensing boiler. The garden is automatically irrigated from a rainwater retention tank (with the possibility of getting water from the water mains in the dry season); there is also a terrace and carefully landscaped grounds. Parking is on a paved area under a carport.

The house stands on a quiet side street in a residential area with full amenities nearby. A kindergarten and elementary school, children's/youth center, and high school are 300 meters away from the house as well as a shopping center with a supermarket, ATM, and a pharmacy. Great transport connections to the city center are provided by **suburban trains**, which are a minutes' walk away. The ride to Masaryk Railway Station takes 15 minutes. The **Černý Most** metro station and business zone is 5 minutes by bus or car.

Total area 120 m², built-up area 158 m², garden 300 m², plot 458 m², cellar 16.8 m².

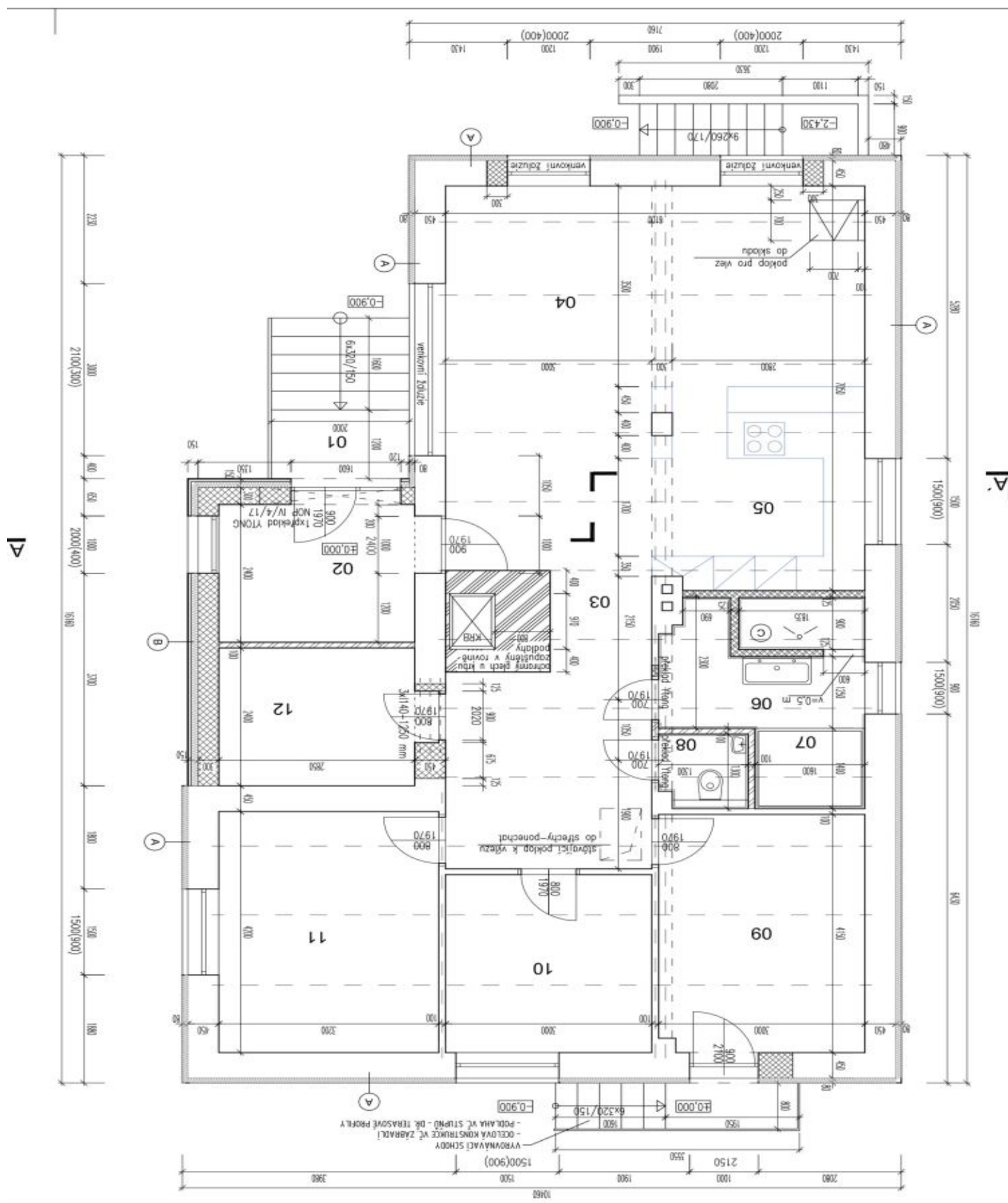




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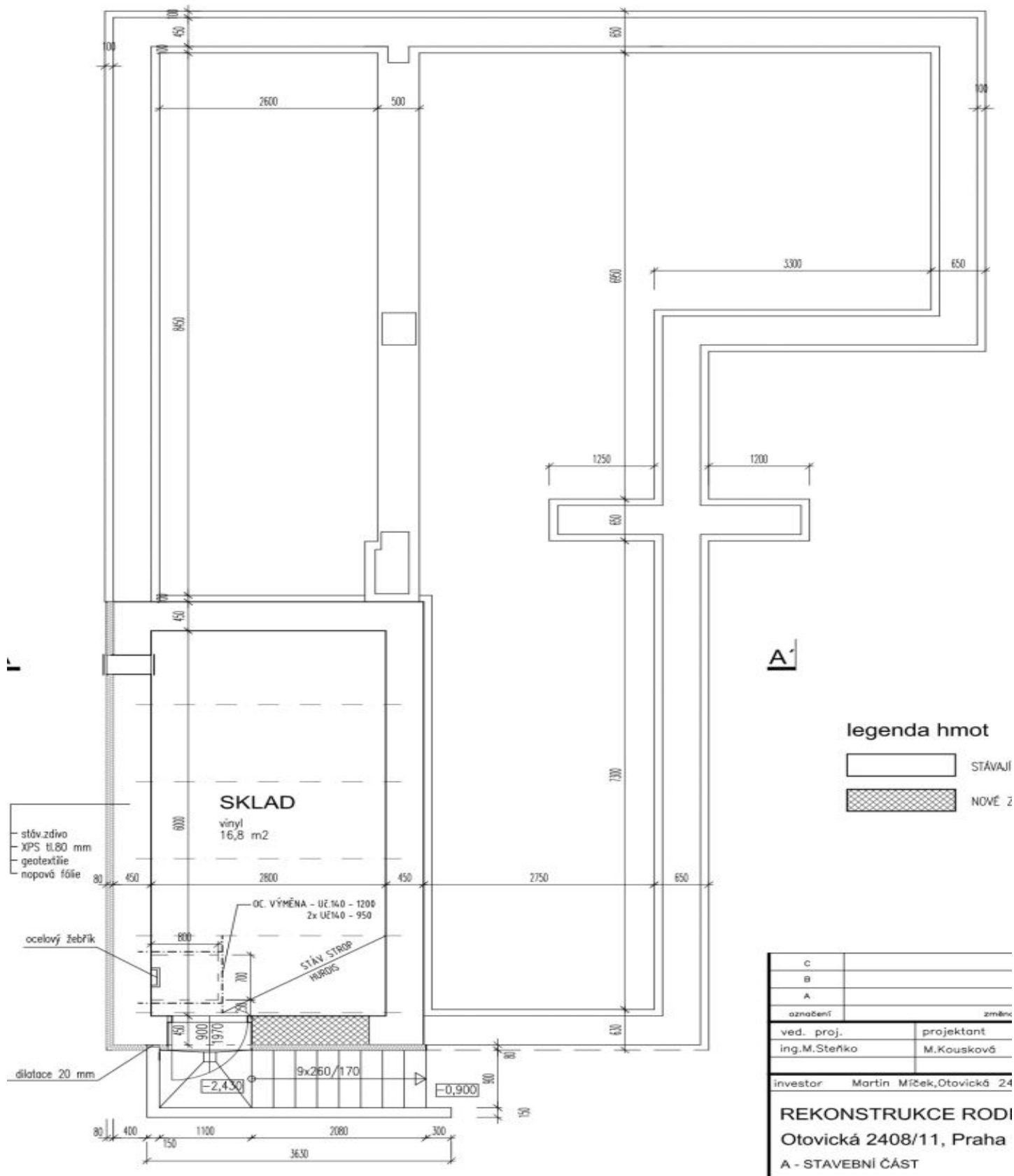




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