

## House Four-bedroom (5+kk)

€ 1 199 120 | CZK 29 990 000

262 m<sup>2</sup>, Prague 5, Slivenec



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Plot	628 m <sup>2</sup>
Foot print	167 m <sup>2</sup>
Garden	461 m <sup>2</sup>
Parking	Garage + covered parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	106641

This modern, fully furnished, air-conditioned family house with 3 bedrooms and a residential attic is located in a quiet part of Slivenec, Prague 5. The advantage of this area is the excellent accessibility to the city center thanks to the nearby Barrandov junction and the proximity of the nature of the Radotínsko-Chuchelský Grove.

The ground floor of the house consists of a living room with access to a southeast-facing terrace, a kitchen with a dining area, a toilet, a walk-in wardrobe, a hallway with a staircase, a foyer, and a garage with storage space. On the 1st floor is a master bedroom with an en-suite bathroom, 2 other bedrooms, a 2nd bathroom with a shower and bathtub, a hallway, 2 loggias accessible from the rooms, and a spacious roof terrace. The residential attic consists of a large open space made special by exposed beams (approx. 50 m<sup>2</sup>) and a bathroom. There is a photovoltaic power plant on the roof, a boiler room, and a cellar in the basement. A covered parking space is adjacent to the house.

The family house was renovated in 2024. The ground floor features new wooden and aluminum windows, while the first floor has double-glazed plastic windows, and the attic is equipped with wooden skylights. The rooms have wooden parquet flooring, while the other areas feature Italian tiles with underfloor heating, powered by an electric boiler. The house is being sold fully furnished, including a kitchen unit with built-in Siemens appliances, a Bianco Sardo granite worktop, Villeroy & Boch and Hansgrohe sanitary ware, and air-conditioning.

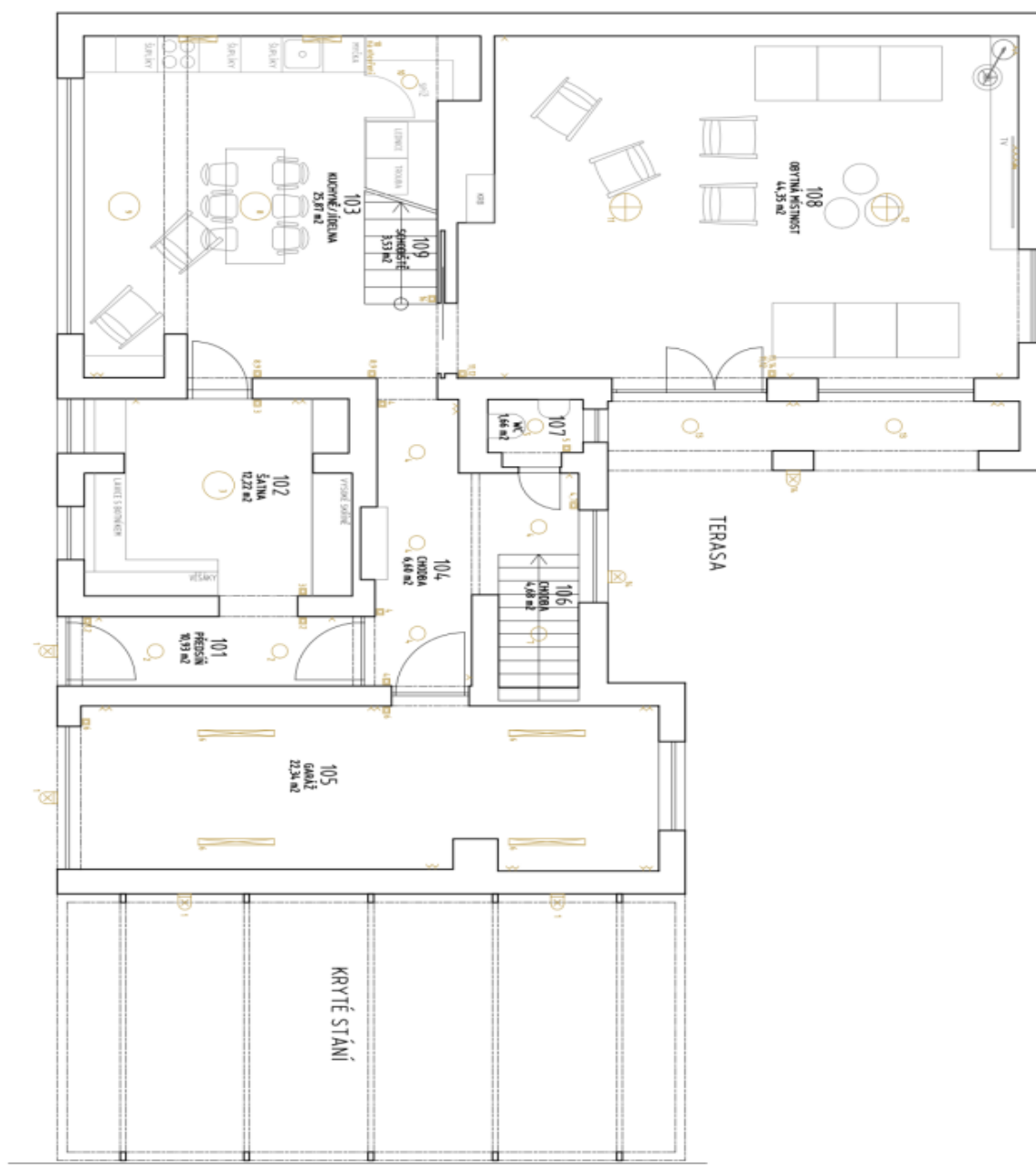
The peaceful environment of Slivenec offers complete civic amenities, including a kindergarten, elementary school, shops, restaurants, a football field, and a tennis hall. The expansive Radotínsko-Chuchelský háj Nature Park invites you to enjoy walks and various sports activities, with a bike path and a nature trail running through the village. The area also provides excellent transport accessibility, whether by car—with convenient access to the Barrandov Junction Roan and the Prague Ring Road—or by public transport, with a bus stop toward Barrandov or Smíchov located just 250 meters from the house.

Usable area 312.19 m<sup>2</sup> (of which garage 22.34 m<sup>2</sup>, attic 11.85 m<sup>2</sup> and basement approx. 50 m<sup>2</sup>), garden 461 m<sup>2</sup>, plot 628 m<sup>2</sup>.

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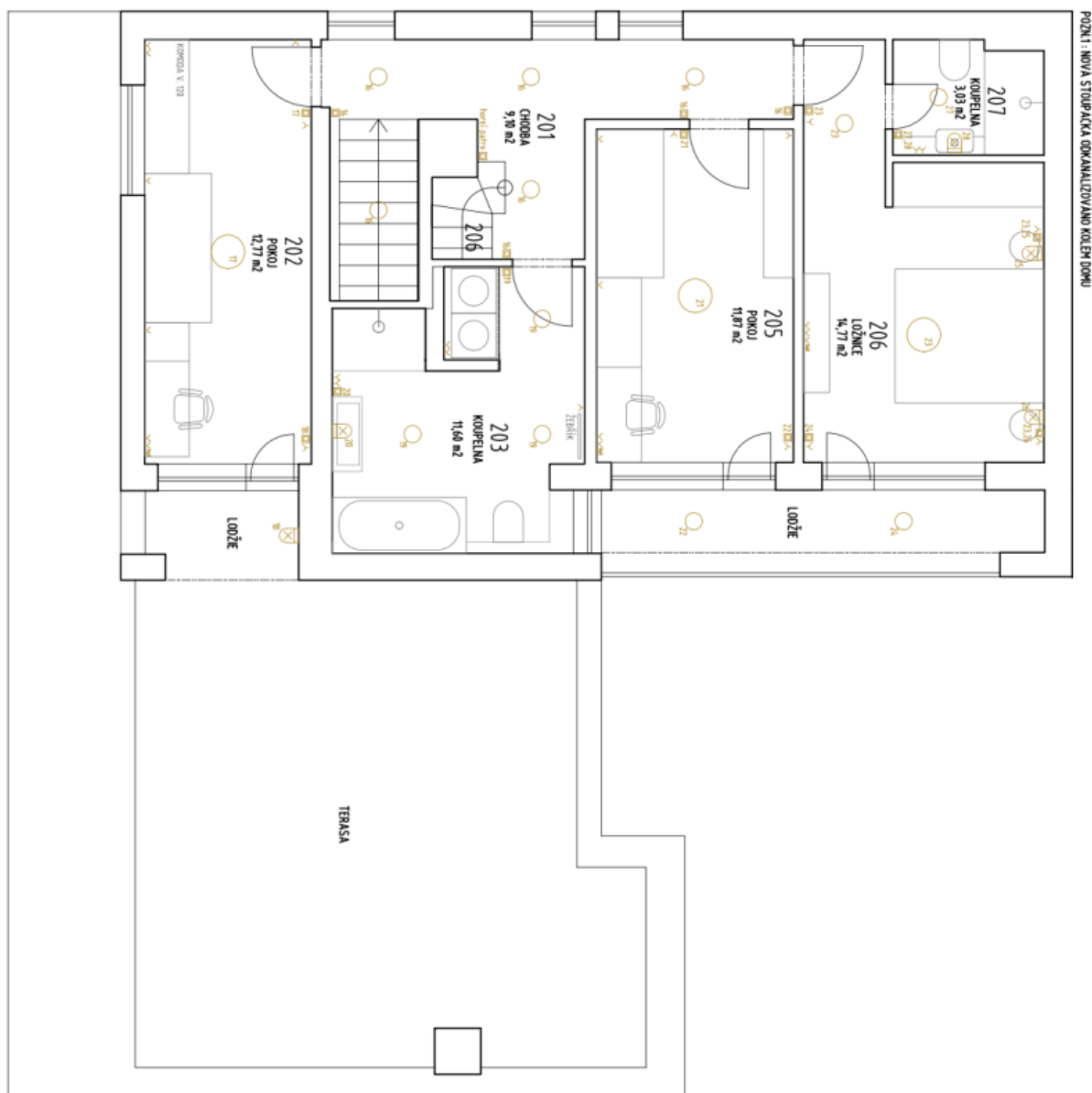
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