

## House Five-bedroom (6+kk)

€ 1 802 524 | CZK 45 000 000

227 m², Prague 10, Hostivař, U Golfu

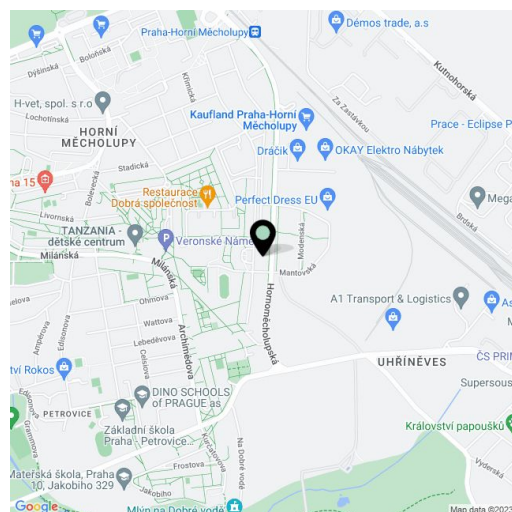


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|                  |   |
|------------------|---|
| Total area       | 227 m²                                  |
| Plot             | 424 m²                                  |
| Foot print       | 141 m²                                  |
| Garden           | 283 m²                                  |
| Floor area       | 184 m²                                  |
| Terrace          | 21 m²                                   |
| Parking          | Garage + 2 places in front of the house |
| Garage           | 23 m²                                   |
| Cellar           | -                                       |
| PENB             | G                                       |
| Reference number | 28257                                   |



**This air-conditioned family house with a pool is on a corner plot that is a part of the private Golf Hostivař residential complex. It offers modern and comfortable living with various sports facilities and services in close vicinity.**

The bright basement with large windows to the **atrium** and **garden** contains a hall with a **walk-in wardrobe** and direct access from the garage and outside, a cleaning room and a large space suitable for example for wellness room, study, or workshop. On the ground floor, there is a living room with a kitchen, dining room, and access to the **south-facing terrace**, a master bedroom with a walk-in wardrobe, a guest bedroom, a bathroom, an entrance hall, and a separate toilet with connections for a washing machine and dryer. Upstairs is a quiet zone consisting of two bedrooms and a bathroom. One of the bedrooms has access to the **terrace**.

The architectural style of the house is inspired by Czech Functionalism and the materials used are of a very **high standard**. Three-layer wooden floors are used throughout, and the terrace floor is tropical wood. The house has **large aluminum windows** with a remote-controlled **exterior blind system**. The kitchen is fully equipped, including an american fridge and **wine cellar**. A **Loxone smart home system** adjusts multiple appliances, such as heating and blinds, via outdoor sensors. In the garden is a **Swimspa USSPA swimming pool** and a terrace shaded by a **sliding awning** powered by an electric drive. The house is heated by a gas BUDERUS boiler; the living room and all bedrooms are **air-conditioned**. There is also an exceptional amount of parking spaces: a garage with an access to the house and **two parking places** in front. **An outdoor fireplace** has been built in the garden and the resort's gardener can be contacted to maintain the garden. Only residents and guests are allowed inside the complex to ensure a **maximum amount of safety and privacy**.

The resort is in a pleasant location with access to full civic amenities. There are two pre-schools, elementary and secondary schools, a post office, and various restaurants close-by. In addition, there are also multiple sports facilities nearby, for example, **2 golf courses** and the Charles University sports complex with a **covered swimming pool**. Near the resort there is the **Hostivař forest park** and a damn with tennis and beach volleyball courts (these courts and beaches are about a 10 minute walk from the house). Shopping malls can also be easily reached. The Háje metro station is a 12-minute bus ride from the resort.

Usable area 227 m² (of which interior 183,5 m², garage 22.7 m², terraces 14.5 m² and 6.3. m²),

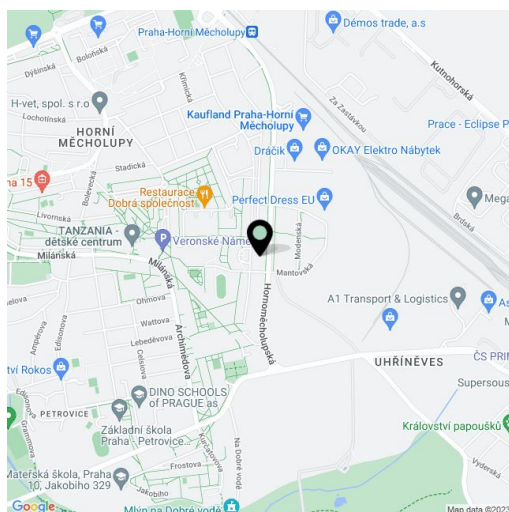
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| <b>Cellar</b>           | -                                       |
| <b>PENB</b>             | G                                       |
| <b>Reference number</b> | 28257                                   |

built-up area 141.5 m², garden 283 m², land 424 m².



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| 1PP:                      |                         |                |
|---------------------------|-------------------------|----------------|
| č.m.                      | název místnosti         | m <sup>2</sup> |
| 0.00                      | SCHODIŠTĚ               |                |
| 0.01                      | GARÁŽ                   | 22,7           |
| 0.02                      | VSTUPNÍ HALA + ŠATNA    | 12,8           |
| 0.03                      | DOMÁCÍ PRÁCE            | 8,2            |
| 0.04                      | RELAX (PRACOVNA, DÍLNA) | 38,5           |
| 0.05                      | ATRIUM                  | 17,0           |
| CELKOVÁ UŽITNÁ PLOCHA 1PP |                         | 80,0           |

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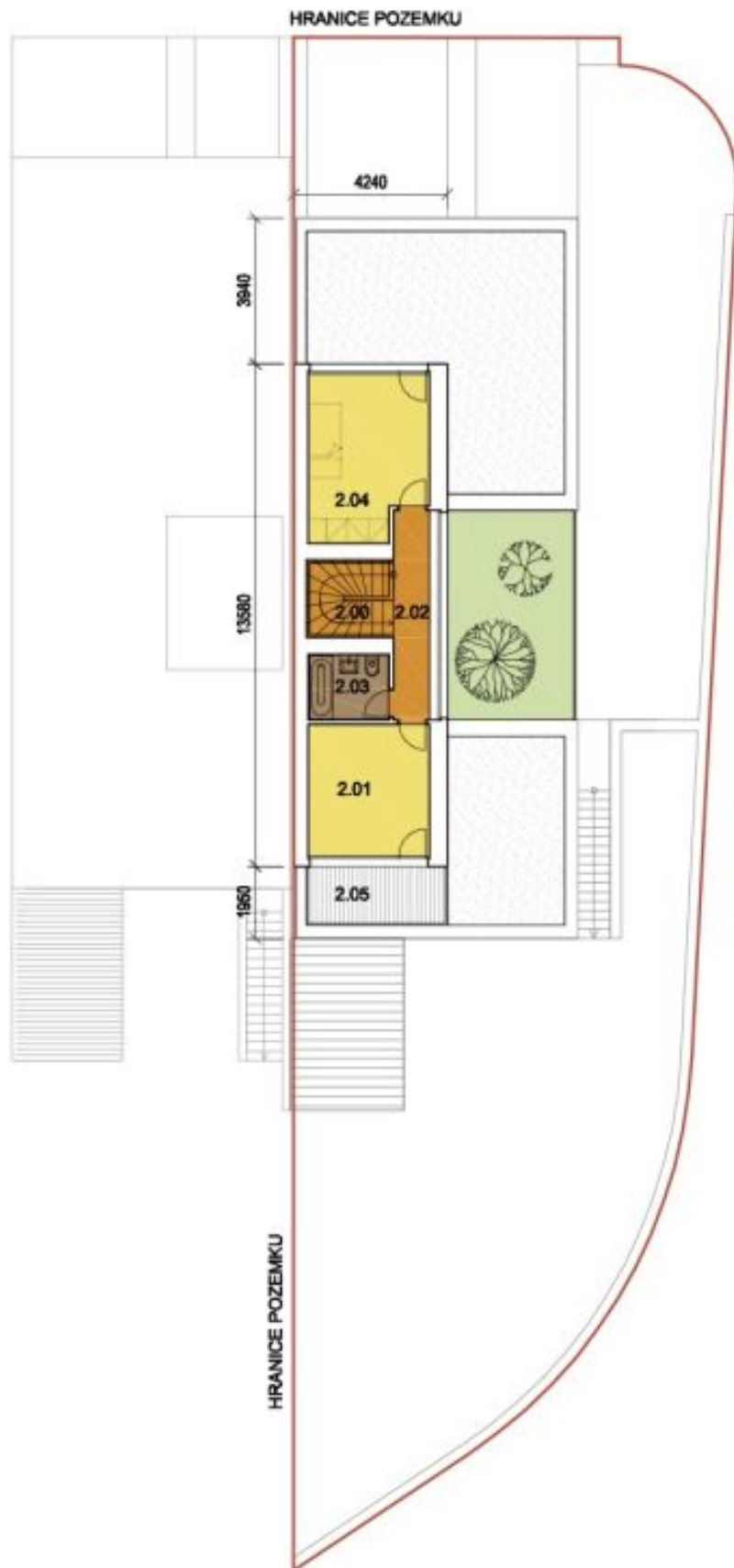
1NP:

| č.m.                      | název místnosti        | m <sup>2</sup> |
|---------------------------|------------------------|----------------|
| 1.00                      | SCHODIŠTĚ              | 5,1            |
| 1.01                      | OBYT. PROST. + JÍDELNA | 34,3           |
| 1.02                      | KUCHYŇ                 | 8,5            |
| 1.03                      | CHOUBA                 | 6,4            |
| 1.04                      | WC                     | 1,9            |
| 1.05                      | CHOUBA                 | 3,7            |
| 1.06                      | KOUPELNA               | 7,4            |
| 1.07                      | PRACOVNA               | 13,7           |
| 1.08                      | LOŽNICE                | 17,7           |
| 1.09                      | ŠATNA                  | 7,2            |
| 1.10                      | TERASA                 | 14,5           |
| CELKOVÁ UŽITNÁ PLOCHA 1NP |                        | 105,9          |

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2NP:

| č.m.                      | název místnosti | m <sup>2</sup> |
|---------------------------|-----------------|----------------|
| 2.00                      | SCHODIŠTĚ       | 5,0            |
| 2.01                      | LOŽNICE         | 12,0           |
| 2.02                      | CHODBA          | 5,9            |
| 2.03                      | KOUPELNA        | 3,7            |
| 2.04                      | LOŽNICE         | 14,7           |
| 2.05                      | TERASA          | 6,3            |
| CELKOVÁ UŽITNÁ PLOCHA 2NP |                 | 41,3           |

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POHLED VÝCHODNÍ

POHLED SEVERNÍ

POHLED JIŽNÍ

