



House Four-bedroom (5+kk)

Sold

188 m², Prague 6, Dejvice, V Šáreckém údolí





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Total area	188 m ²
Plot	277 m ²
Foot print	277 m ²
Floor area	147 m ²
Parking	Garage and outdoor parking spaces
Garage	41 m ²
Cellar	-
PENB	B
Reference number	102768

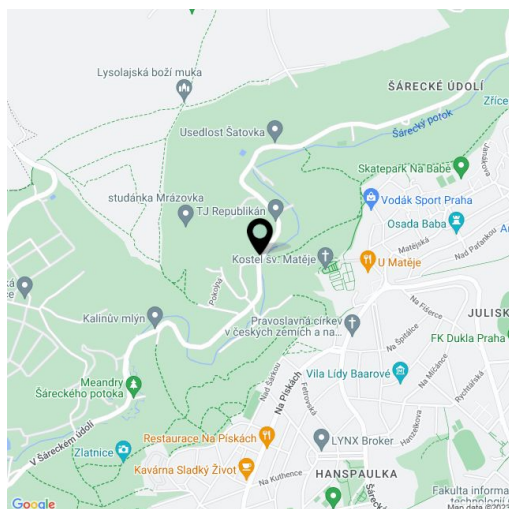
This modern, well-lit, energy-efficient family house with a designer interior, plenty of storage space, a garage, and a sunny garden is part of a secure residential project in the Šárecké Valley in the middle of a nature park. A short driving distance from international schools, the airport, and a full infrastructure.

The entry level consists of a living room with an open plan kitchen, dining room, and sitting area on the **terrace**, as well as a guest room, a bathroom, a pantry, and an entrance hall. Upstairs is the master bedroom with an en-suite bathroom, 2 further bedrooms, a bathroom, and a **dressng room**. In the basement is a study, a utility room, a cleaning room with a shower (ideal for washing the dog or bikes, for example) and a corridor with **access to the garage**.

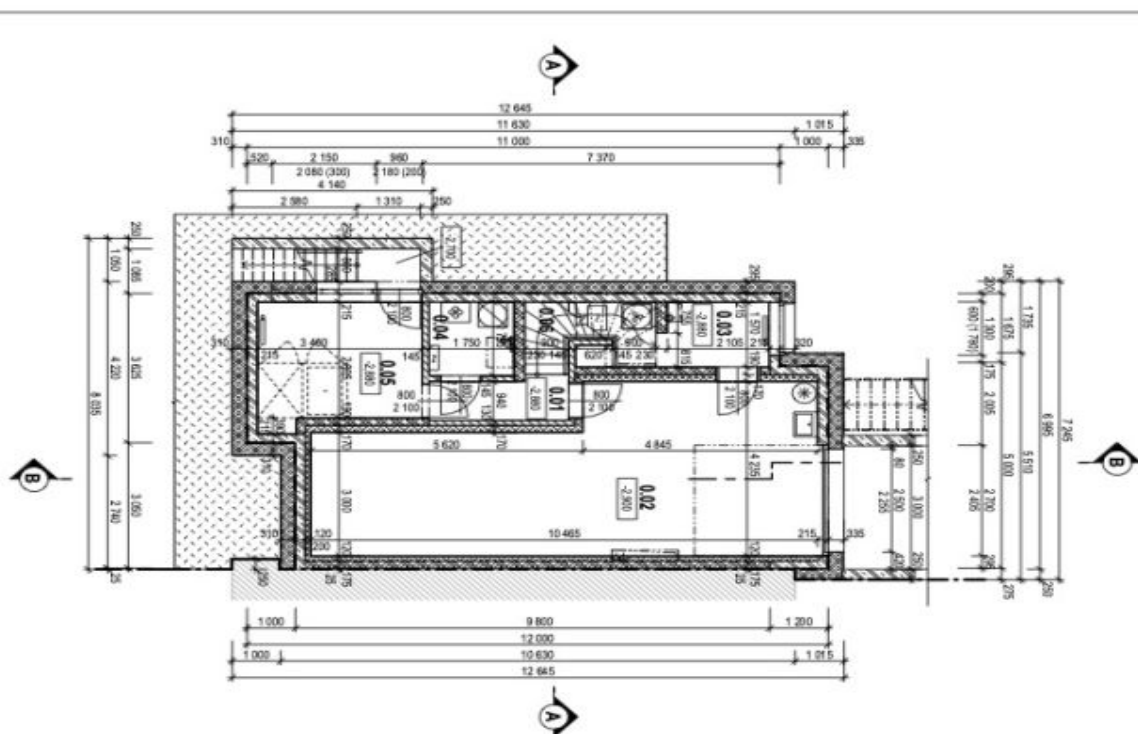
The corner terraced house was completed in 2016. The interior was designed by a **renowned architectural studio**. The high-quality facilities include **wooden floors**, large French windows with electrically controlled **exterior window blinds**, **heat recovery unit**, a videophone, and a plenty of built-in storage space. The kitchen is equipped to a high standard. Parking is provided in the garage (with separate storage space) and on the plot. Heating is provided by a gas boiler. Thanks to its size, a **professionally established garden** is easy to maintain. The closed area is guarded by a camera system and a security service, and residents can use the **clubhouse** and a **fenced children's playground**.

One of the greatest advantages of the residence is having **immediate proximity to nature**, the project leads to an entrance for pedestrians and cyclists to the vast **forest park in Šárka**. Restaurants with local and international cuisine and an English kindergarten are within walking distance, the **ISP International School** is a 3-minute drive away, and **Riverside School Prague** is about 10 minutes away. Within a 5-minute drive there is a shopping center and the Bořislavka metro station, which can also be reached by buses. It is easy to connect to the Prague Ring Road by car. The drive to the airport is also quick.

Usable area 188.09 m², built-up area of the house 85 m², garden 192 m², plot 277 m².



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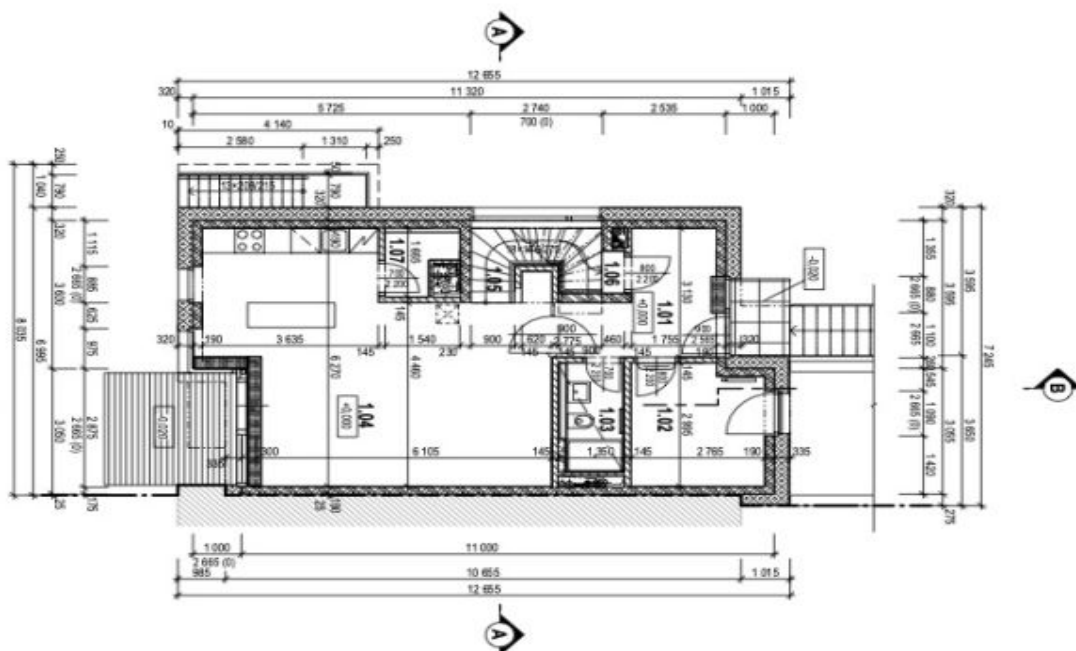


1. HOURLY WINDSPEED (km/h)		2. WIND DIRECTION	
Obs. ID	WINDSPEED	Obs. ID	WIND DIRECTION
0.01	0.01	0.01	0.01
0.02	0.02	0.02	0.02
0.03	0.03	0.03	0.03
0.04	0.04	0.04	0.04
0.05	0.05	0.05	0.05
0.06	0.06	0.06	0.06
0.07	0.07	0.07	0.07
0.08	0.08	0.08	0.08
0.09	0.09	0.09	0.09
0.10	0.10	0.10	0.10
0.11	0.11	0.11	0.11
0.12	0.12	0.12	0.12
0.13	0.13	0.13	0.13
0.14	0.14	0.14	0.14
0.15	0.15	0.15	0.15
0.16	0.16	0.16	0.16
0.17	0.17	0.17	0.17
0.18	0.18	0.18	0.18
0.19	0.19	0.19	0.19
0.20	0.20	0.20	0.20
0.21	0.21	0.21	0.21
0.22	0.22	0.22	0.22
0.23	0.23	0.23	0.23
0.24	0.24	0.24	0.24
0.25	0.25	0.25	0.25
0.26	0.26	0.26	0.26
0.27	0.27	0.27	0.27
0.28	0.28	0.28	0.28
0.29	0.29	0.29	0.29
0.30	0.30	0.30	0.30
0.31	0.31	0.31	0.31
0.32	0.32	0.32	0.32
0.33	0.33	0.33	0.33
0.34	0.34	0.34	0.34
0.35	0.35	0.35	0.35
0.36	0.36	0.36	0.36
0.37	0.37	0.37	0.37
0.38	0.38	0.38	0.38
0.39	0.39	0.39	0.39
0.40	0.40	0.40	0.40
0.41	0.41	0.41	0.41
0.42	0.42	0.42	0.42
0.43	0.43	0.43	0.43
0.44	0.44	0.44	0.44
0.45	0.45	0.45	0.45
0.46	0.46	0.46	0.46
0.47	0.47	0.47	0.47
0.48	0.48	0.48	0.48
0.49	0.49	0.49	0.49
0.50	0.50	0.50	0.50
0.51	0.51	0.51	0.51
0.52	0.52	0.52	0.52
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0.67	0.67	0.67	0.67
0.68	0.68	0.68	0.68
0.69	0.69	0.69	0.69
0.70	0.70	0.70	0.70
0.71	0.71	0.71	0.71
0.72	0.72	0.72	0.72
0.73	0.73	0.73	0.73
0.74	0.74	0.74	0.74
0.75	0.75	0.75	0.75
0.76	0.76	0.76	0.76
0.77	0.77	0.77	0.77
0.78	0.78	0.78	0.78
0.79	0.79	0.79	0.79
0.80	0.80	0.80	0.80
0.81	0.81	0.81	0.81
0.82	0.82	0.82	0.82
0.83	0.83	0.83	0.83
0.84	0.84	0.84	0.84
0.85	0.85	0.85	0.85

	LEGENDA:
	NOBIE ŽIVO Z VARNOSTI (BLOK) TL. 175, 200 A 400 MM
	NA STREŠNOU TENAKOVYU MAL TU
	NOBIA INDUKČNA ŽELEZOBETONOVÁ STĚNA TL. 200 MM
	STREŠNÍHOU TENAKOVOSTU MAL TU
	STREŠNÍHOU TENAKOVOSTU MAL TU
	NABÍJENÉ ŽIVO Z VARNOSTI (BLOK) TL. 115 A 70 MM NA
	NA STREŠNOU TENAKOVOSTU MAL TU
	INSTALOVANÉ ŽIVO Z VARNOSTI (BLOK) TL. 100 A 150 MM
	NA STREŠNOU TENAKOVOSTU MAL TU
	FAKADNÍ ŽIVOTNOSTI (BLOK) TL. 175, 200 A 400 MM
	NA STREŠNOU TENAKOVOSTU MAL TU
	NOBIA INDUKČNÍ ŽELEZOBETONOVÁ STĚNA TL. 200 MM
	STREŠNÍHOU TENAKOVOSTU MAL TU
	STREŠNÍHOU TENAKOVOSTU MAL TU
	FAKADNÍ ŽIVOTNOSTI (BLOK) TL. 175, 200 A 400 MM
	NA STREŠNOU TENAKOVOSTU MAL TU

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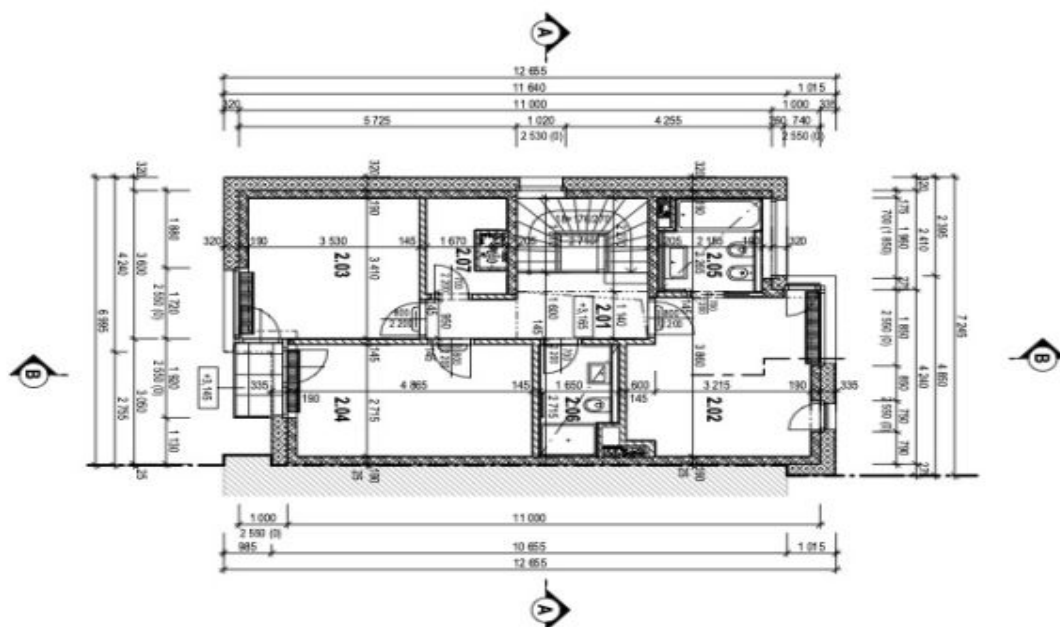


PRAHA		PRAHA	
ČÍSLO	NÁZEV MÍSTNOSTI	PLOCHA [m²]	
1.01	VELA	8,2	
1.02	PODOL PRAŽSKÁ	8,1	
1.03	KOPELKA	5,1	
1.04	ODVÁŽKA PODOLSKÝCH	37,7	
1.05	SKOKOVNOSTI	4,0	
1.06	CHODBA	0,9	
1.07	SPR	1,8	
CELKOVÝ NUTNOSTER		63,8	
PATEŘI		23,4	
TERASA		7,4	
CELKOVÝ PLOCH		93,6	

[illegible]

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POLYMERIZATION		PLC (min)
DISO	MAINT (min)	
1.01	100.00%	6.50
2.02	100.00%	14.40
2.03	100.00%	10.20
2.04	100.00%	10.50
2.05	100.00%	4.40
2.06	100.00%	3.80
2.07	100.00%	3.80
TOTAL		59.20
POLYMERIZATION		1.80
TOTAL		1.80

	LEGENDA STĚN:
	0202 NOSNÉ ŽDÍHO Z VÝKONOSTROVICH BLOKŮ TL. 175, 200 A 240 MM
	0203 NA SYSTÉMOVOU TEKONOSTLOU HLUTU
	0204 NOSNÁ KOKOVÁ PLOCHA ŽELEZOBETONOVÁ TĚLNA TL. 200 MM
	0205 NEROVNÉ ŽDÍHO Z VÝKONOSTROVICH BLOKŮ TL. 175 A 70 MM NA SYSTÉMOVOU TEKONOSTLOU HLUTU
	0206 NEROVNÉ ŽDÍHO Z VÝKONOSTROVICH BLOKŮ NA SYSTÉMOVOU TEKONOSTLOU HLUTU
	0207 NÁVLÁČNÍ PŘEDTĚLNA Z VÝKONOSTROVICH TLAKOVÝCH TL. 100 A 150 MM NA SYSTÉMOVOU TEKONOSTLOU HLUTU
	0208 FASOVANÝ ŽELEZOBETONOVÝ SYSTÉM
	LEGENDA MATERIÁLŮ:
	0209 BETON POKRYTÍ
	0210 ŽELEZOBETON
	0211 PENOVÝ POLYSTYREN (EPS)
	0212 EXTRUDOVANÝ POLYSTYREN (XPS)
	0213 TĚPELNÁ DOPLÁČKA MINERALNÍCH VLÁKEN
	0214 HYDROIZOLACE
	0215 ŽELEZA PÁROVNÍ
	0216 ŽELEZA VÁPNATÁ, ŽALUTNÁ
	0217 ŠTĚRKOVÝMIČÍ PODSTUP
	0218 PRÁDE ŽILKOVÉ KABELOVÉ (PŘAŽI)
	LEGENDA TECHNICKÉHO VÝBAVENÍ:
	0219 PLYNOVÝ KOTEL • ZÁSOBNÍK NA TV
	0220 SKUPENINOVÝ VZDUCHOCHODNÁ JEDNOTKA
	0221 KOKOVACÍ STANOVODU
	0222 KOKOVACÍ STANOVODU
	0223 PODLAŽNÍ PRO PŘECHOD
	0224 PODLAŽNÍ PRO PŘECHOD
	0225 PODLAŽNÍ PRO PŘECHOD
	0226 OTOPNÝ ŽEBŘÍK S ELEKTROČNÍM PÁTRNÍKEM
	0227 OTOPNÝ ŽEBŘÍK S ELEKTROČNÍM PÁTRNÍKEM
	0228 DESKOVÉ OTOPNÉ TĚLESO
	0229 POLYMEROVÝ KONKRETNÍ
	0230 PODLAŽNÍ VÁPNATÁ ŽALUTNÁ JEDNOTKA
	0231 PODLAŽNÍ VÁPNATÁ ŽALUTNÁ JEDNOTKA