



House Three-bedroom (4+kk)

Sold

214 m², Prague 5, Košíře, Krejčova



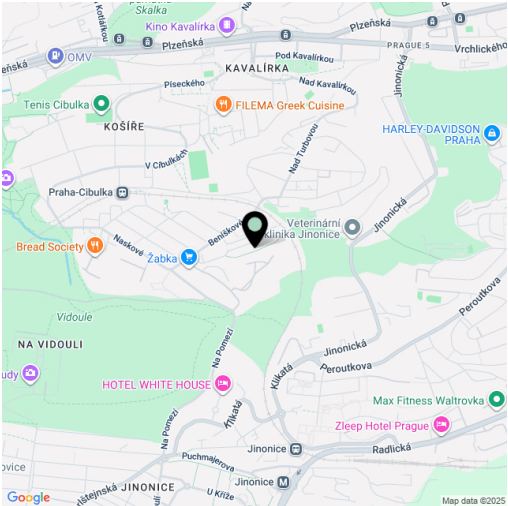


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Total area	214 m²
Plot	198 m²
Foot print	133 m²
Garden	65 m²
Floor area	194 m²
Terrace	20 m²
Parking	Garage and 1 parking space on the plot.
Cellar	-
PENB	B
Reference number	107716



Part of the prestigious Pomezí residential complex, designed by an international architectural studio, this modern energy-efficient terraced house comes with its own front garden and parking. The green location lies beneath the Vidoule plateau, right next to the Košíře–Motol nature park.

On the **garden** level (also the basement), the house offers a spacious living room with a **wood-burning fireplace**, connected to a kitchen and dining area with access to the terrace, as well as a separate toilet, two utility rooms, and a hallway with a staircase. On the entrance level, connected to the street, is the main entry, a vestibule, a garage, a hallway, and a **master bedroom with an en-suite bathroom** (shower, double sink, toilet). The top floor comprises two bedrooms, a bathroom with a bathtub, a separate toilet, and a west-facing **terrace**. The property includes a **garage** for one car plus an additional **parking space** in front of the garage.

The house, approved for occupancy in 2024, falls into energy efficiency class B, featuring high-grade thermal insulation and a **heat recovery unit**. Heating and hot water are provided by a gas condensing boiler through **floor convectors**. It also comes with a preparation for air-conditioning, a central vacuum system, and rooftop solar panels. Comfort is enhanced by large wooden windows with electrically controlled **external blinds**, premium **wooden floors**, and a **Loxone smart home system**. Fixtures include a **custom-made kitchen** and bathroom sanitary ware by **Villeroy & Boch** and **Grohe**.

The residential project benefits from excellent transport accessibility: the **Praha–Cibulka** train station is within walking distance, a bus stop is 300 m away, and the **Jinonice metro station** (line B) is a 17-minute walk. Václav Havel Airport is reachable in 15 minutes by car. The area offers **full civic amenities** including schools, a university, and an international school. Leisure options include a squash park, tennis and golf clubs, and a nearby forest park with a café, playground, and the **Cibulka** lookout tower.

Floor area 193.5 m², terrace 20 m², garden 65 m², plot 198 m².



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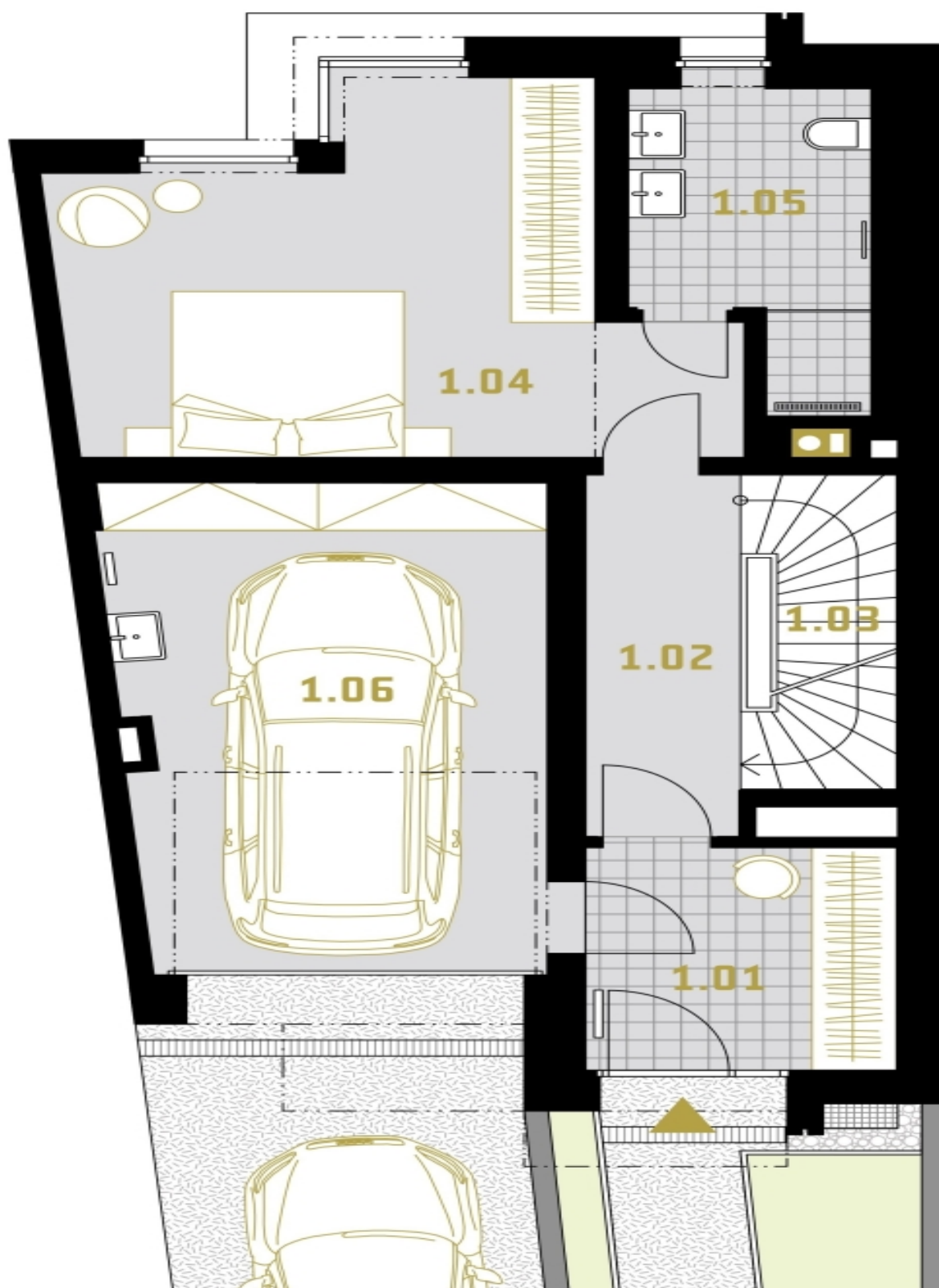




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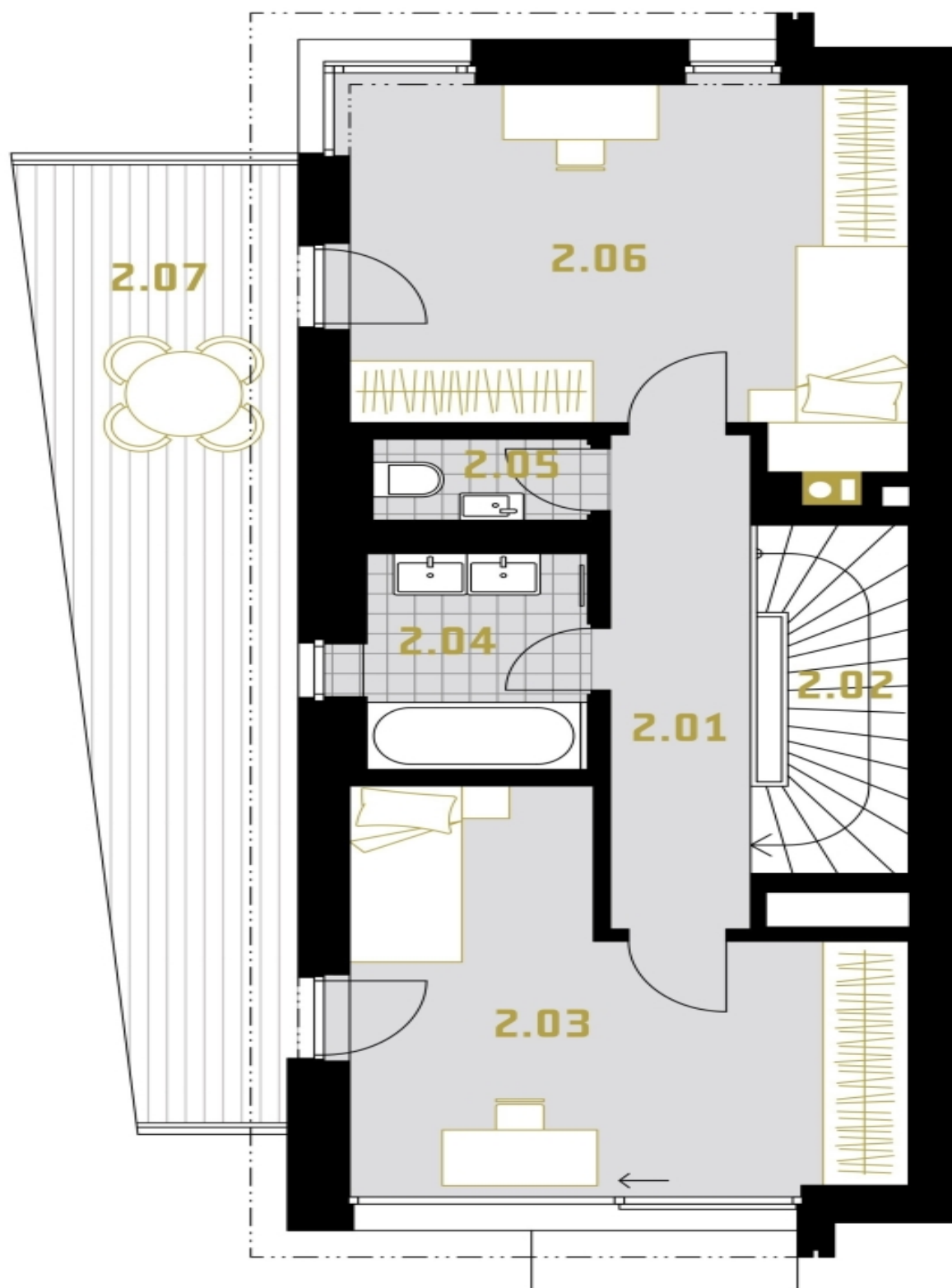




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