



## House Four-bedroom (5+kk)

187 m<sup>2</sup>, Prague 5, Slivenec, Ve Smrčině

**Sold**





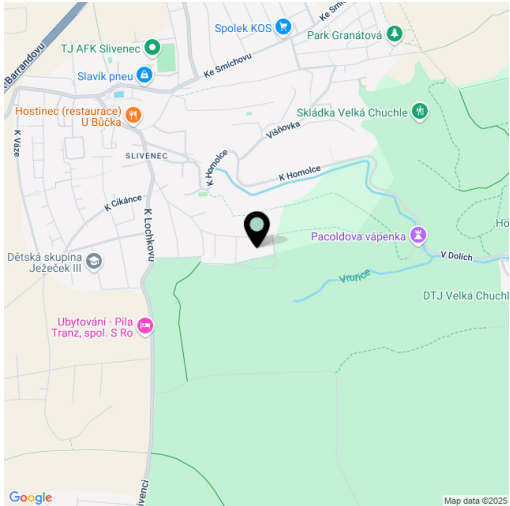


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Total area	187 m²
Plot	754 m²
Foot print	106 m²
Floor area	156 m²
Terrace	31 m²
Parking	Parking with an on-site charging station
Cellar	-
PENB	B
Reference number	108733



This family villa designed by the architects of the Czech Pavilion at the ongoing Expo 2025 in Osaka is surrounded by a garden with mature trees, located in a peaceful and green part of a newly built residential neighborhood in the Prague district of Slivenec, right next to Chuchelský Grove.

The ground floor is dominated by an open plan living space with a kitchen and hidden pantry, further comprising a study, a bathroom, a hallway, and a **walk-in wardrobe**. The living area is connected to **two terraces**. The upper floor is functionally divided into a parent's and a children's zone. The parent's zone consists of a bedroom, a study/walk-in wardrobe, and a bathroom, while two additional bedrooms and a bathroom are reserved for children. The entire house is crowned by a **rooftop terrace** with a symbolic **captain's deck**, offering **postcard-worthy views of Prague**.

The villa, with architecture referencing the **Functionalist era**, was approved for occupancy in 2020. The perfect composition of the house, the use of **natural elements**, originality, and **attention to detail** lend the home a unique charm. Attention has been paid to every detail. The exterior stands out for its **metallic plaster** combined with **wooden cladding**, **rain chains** from the gutters, and a green roof with a **cooling function**. The interior is enriched with **exposed concrete** with a wood texture that complements the **oak floors**; the staircase is also made of oak. The entire house features underfloor heating, and a **fireplace** adds to the cozy winter atmosphere. The windows can be shaded using **blinds with a cooling function**. All storage spaces were custom-made by a carpenter and open by touch. The professionally designed and maintained garden is equipped with an **automatic irrigation system**. Parking for two cars with a **charging station** is available on the plot.

The location on a cul-de-sac ensures **peace and privacy**, with the **Radotínsko-Chuchelský Forest Park** beginning just a few steps from the garden. The historic center of the district, with a grocery store, kindergarten and elementary school, and several restaurants, is within a 15-minute walk. Full civic amenities are easily accessible, and the Prague Ring Road can be reached very quickly by car.

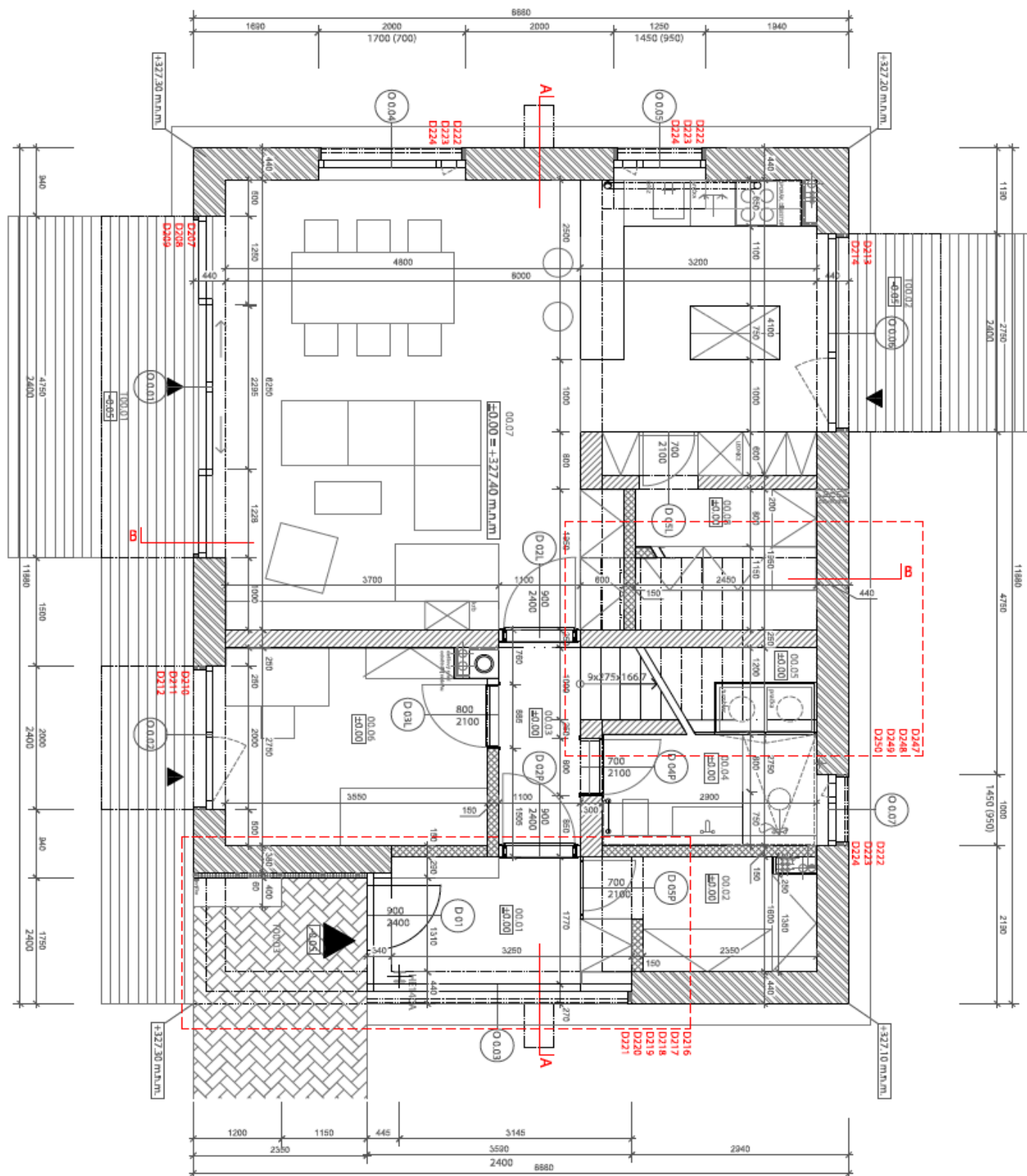
Total area 186.92 m², of which interior floor area 156.15 m² and terraces 19.62 m², 7.35 m² and 3.8 m², built-up area 106 m², garden 648 m², plot 754 m².



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