



House Four-bedroom (5+1)

€ 1 639 277 | CZK 39 900 000

315 m², Prague 9, Klánovice, Libřická



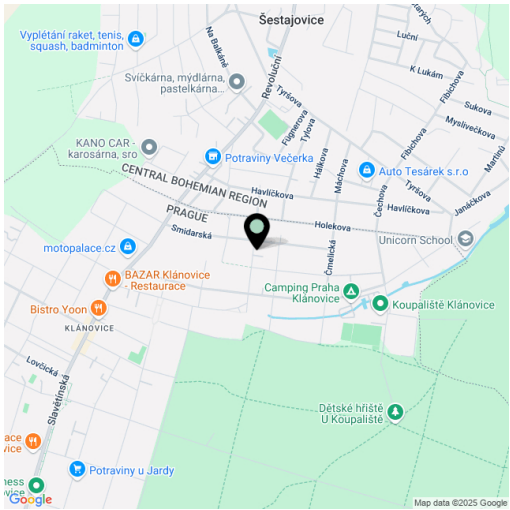


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Plot	1 114 m²
Foot print	186 m²
Garden	950 m²
Parking	Garage
Cellar	Yes
PENB	D
Reference number	109122



This fully renovated three-story family villa from 1945 is situated on a spacious corner plot in an attractive residential area of Prague – Klánovice, a district known for its abundance of greenery, impressive First Republic-era homes, pleasant atmosphere, and convenient access to city amenities.

The ground floor includes a living room with a dining area and access to a **south-facing terrace**, a kitchen with access to the north-facing terrace used for **outdoor dining**, an entrance hall with a walk-in wardrobe, a guest toilet, two storage rooms, and a staircase hallway. The first floor offers a master bedroom with a walk-in closet and en-suite bathroom, two additional bedrooms (one with a **balcony**), a central bathroom, a laundry room, a utility room, and a hallway illuminated by a **ceiling skylight** that brings in pleasant natural light. The attic features a spacious playroom, two study rooms, a bathroom, and two storage rooms. The basement provides technical and utility facilities along with storage space.

The house was completely and meticulously renovated between 2022 and 2024. It is equipped with **wood-aluminum windows** with exterior blinds, **oak parquet floors**, and a solid oak staircase. Interior doors are frameless and 210 cm tall, while the entrance door is a secure model with **fingerprint access**. Underfloor heating throughout the house and hot water are provided by a heat pump. The home is equipped with **smart home technology**, a security system, and is prewired for both air-conditioning and a sauna.

Located on the northeastern edge of Prague, the neighborhood offers everything needed for comfortable living. There is a public kindergarten and elementary school, as well as a private preschool and school within easy reach. Nearby amenities include a public **swimming pool**, football pitch, **tennis club**, grocery store, and post office. A **large forest park** nearby is ideal for cycling and long walks. Direct trains to the city center ensure fast and easy commuting — it takes about **20 minutes** to reach the **Main Railway Station**. The D11 highway is also easily accessible by car.

Total area 315 m² (including 25 m² basement), built-up area 165 m² + 21 m² garage, garden 950 m², plot 1,114 m².

The kitchen according to the visualization is part of the furnishings and is included in the purchase price.



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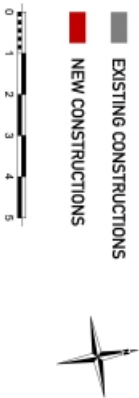
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1:100



GROUND FLOOR PLAN - 1. NP



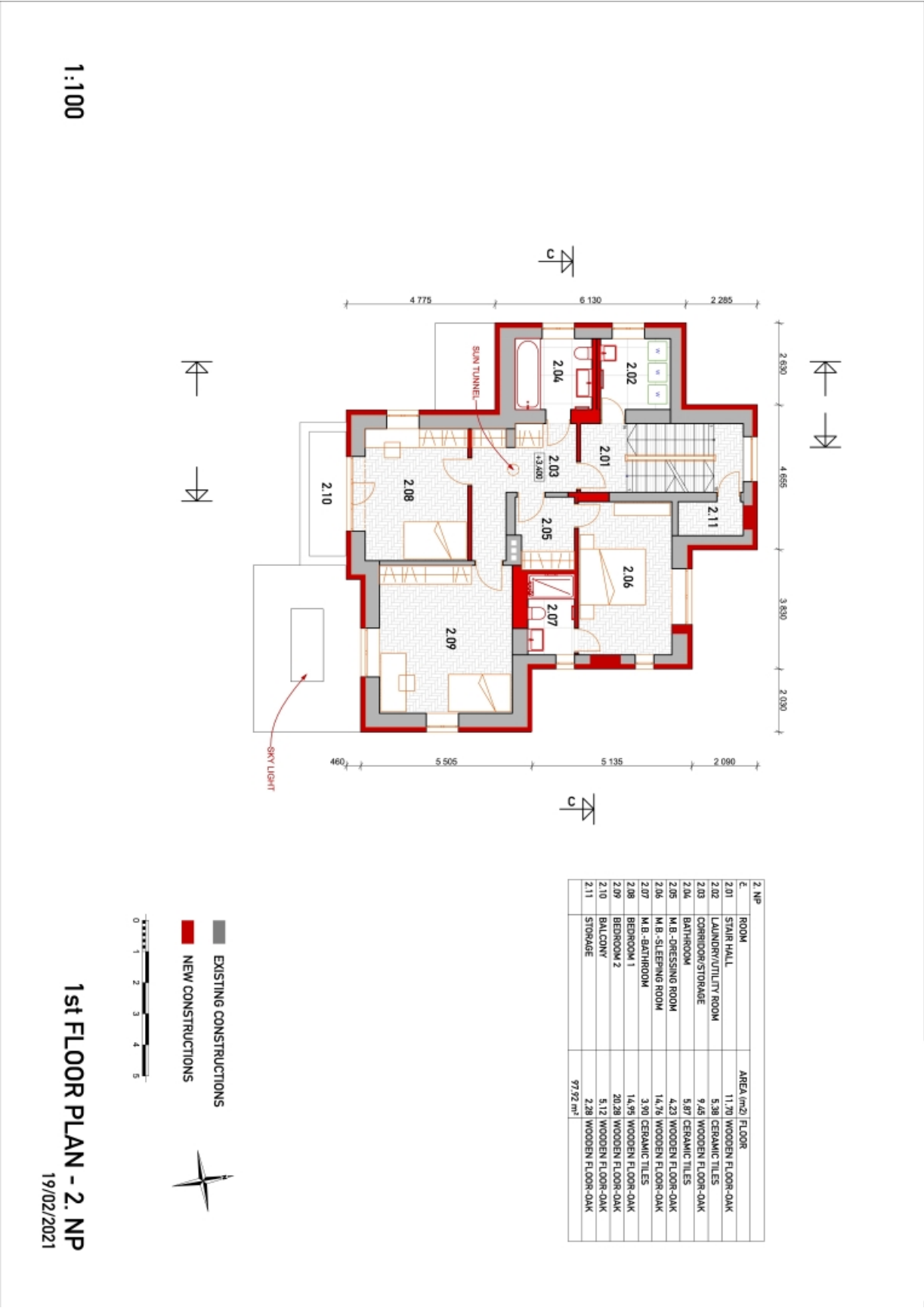
1. NP	ROOM	AREA (m²)	FLOOR
1.01	ENTRY & CLOAKROOM	11.81	CERAMIC TILES
1.02	STAIR HALL	13.11	WOODEN FLOOR-OAK
1.03	TOILET	2.10	CERAMIC TILES
1.04	KITCHEN	26.44	CERAMIC TILES
1.05	FOOD STORAGE	1.40	CERAMIC TILES
1.06	LIVING & DINING	46.02	WOODEN FLOOR-OAK
1.07	STORAGE	2.28	WOODEN FLOOR-OAK
		103.16	m²



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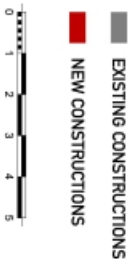


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3 NP	ROOM	AREA (m²) FLOOR
3.01	STAIR HALL	15.31 WOODEN FLOOR-OAK
3.02	STUDY/GAMING ROOM	11.76 WOODEN FLOOR-OAK
3.03	STUDY/GAMING ROOM	11.15 WOODEN FLOOR-OAK
3.04	PLAYING ROOM	48.79 WOODEN FLOOR-OAK
3.05	BATHROOM	6.10 CERAMIC TILES
3.06	STORAGE	2.74 CERAMIC TILES
3.07	STORAGE	2.28 WOODEN FLOOR-OAK
		90.13 m²

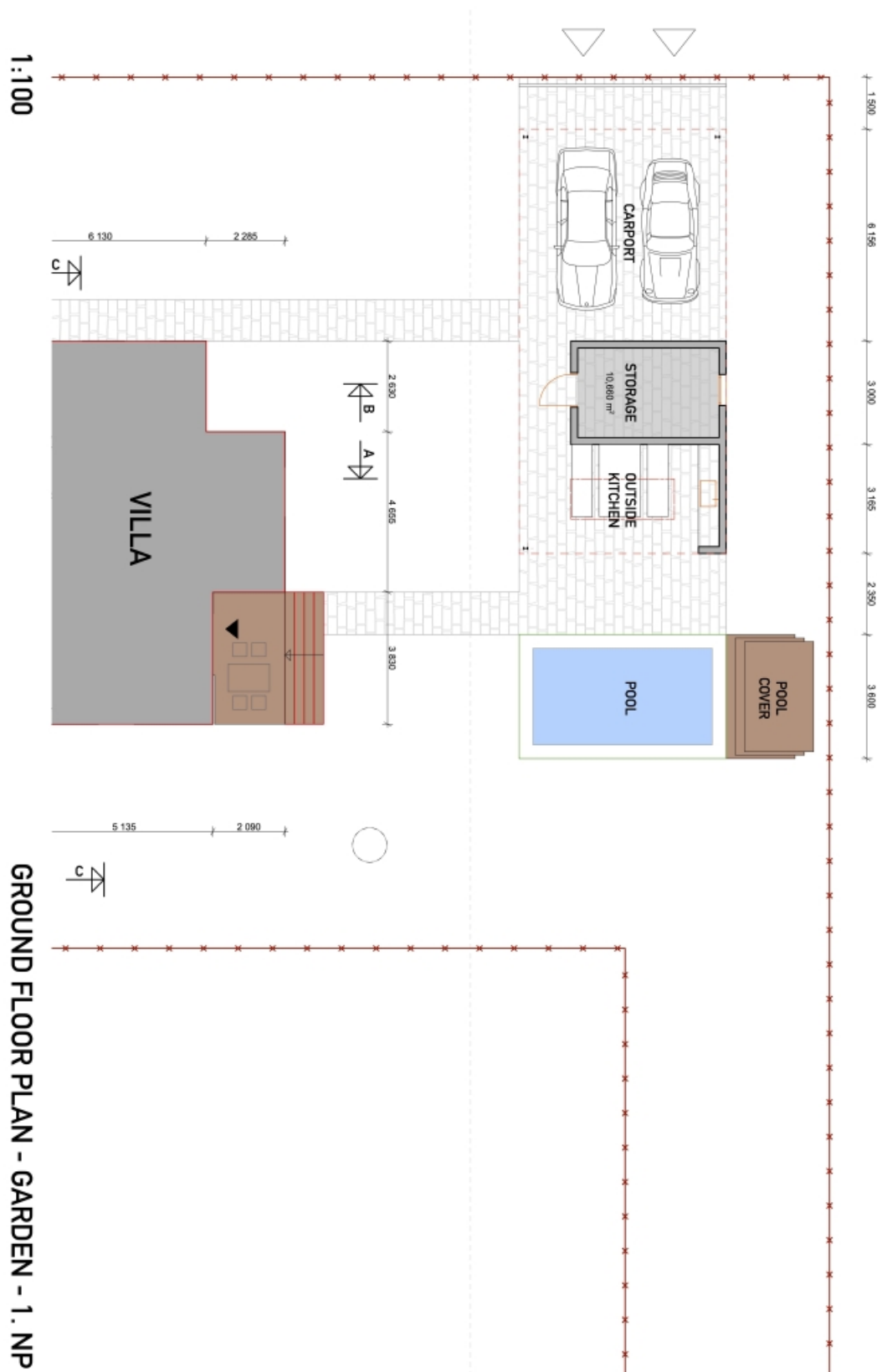
2nd FLOOR PLAN - 3. NP



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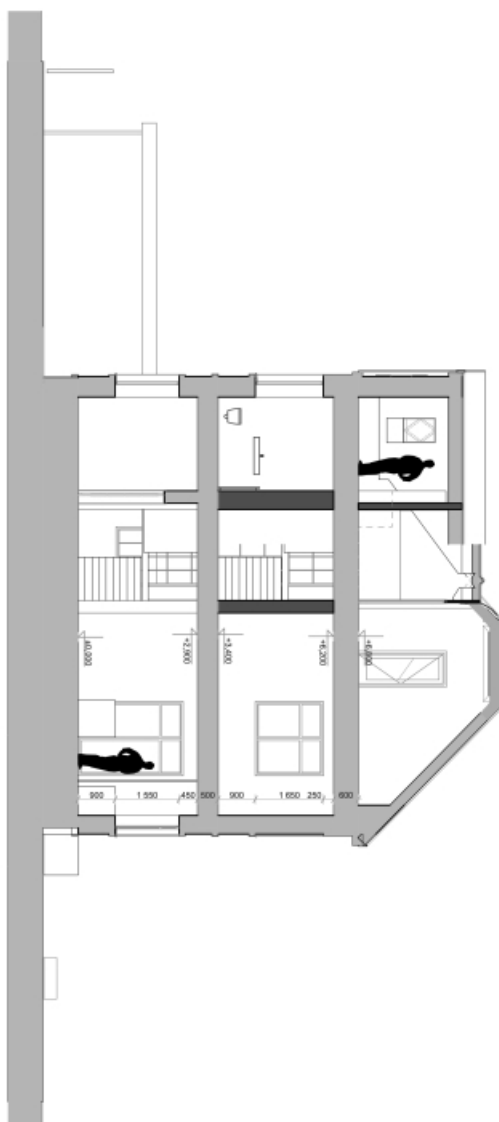


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A-A

SECTIONS