



House Four-bedroom (5+kk)

€ 1 434 443 | CZK 34 900 000

249 m², Prague 9, Hrdlořezy, Za Mosty





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Total area	249 m²
Plot	734 m²
Foot print	142 m²
Garden	592 m²
Floor area	184 m²
Terrace	29 m²
Parking	Garage
Cellar	-
PENB	G
Reference number	109946

This two-story family house with a meticulously renovated interior and a mature garden is located in a beautiful green area beneath the Smetanka Natural Park in Prague 9 – Hrdlořezy. From the same owner, it is also possible to purchase the adjacent building plot of 673 m² with a pond.

On the ground floor, the house features a spacious living room seamlessly connected to the dining area and a fully equipped kitchen, which opens directly onto the **south-facing** terrace and garden. This level also includes an entrance hall, a separate toilet with storage space, and access to the **garage**. The upper floor consists of a central hall providing access to all rooms — a master bedroom with an en-suite bathroom and **walk-in closet**, three additional bedrooms, and a shared bathroom.

The interior of the house was completely renovated five years ago. Wooden Euro windows are fitted with interior blinds and are ready for the installation of exterior shading. The interior also boasts **wooden floors** and high-quality custom-made furniture. Heating is provided by a **heat pump** with two boreholes, distributing warmth through radiators, while the bathrooms feature **underfloor heating**. A ventilation system with heat recovery ensures a healthy indoor climate and can also provide cooling. The house is equipped with a **security system**. The property includes a well supplying water for the **irrigation system** and a separate cellar.

This peaceful residential area is surrounded by greenery along the revitalized **Rokytká Stream**, with its unique meanders providing a haven for local wildlife. The neighborhood offers numerous children's playgrounds, sports facilities, hiking trails, and an educational nature path. A nearby bike route leads from **Hořejší Pond** through Vysočany to Libeň or in the opposite direction toward Žižkov and the city center. Nearby **Českobrodská Street** offers a wide range of shops, services, and schools, including the **Metropolitan University**. The city center can be reached by car in about 15 minutes or by bus with a connection to the Palmovka metro station.

Option to purchase the [adjacent building plot](#) with an area of 673 m².

Total area 249.3 m² (of which floor area 184 m², terrace 28.9 m², garage 36.4 m²), garden 592 m², plot 734 m².

