



House Six-bedroom (7+kk)

Sold

346 m², Prague 6, Nebušice, Nebušická





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Plot	518 m²
Foot print	148 m²
Garden	370 m²
Parking	2 garage + 4 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	19931

New richly equipped, air-conditioned villa with a terrace, spa and fireplace, located in a quiet residential area of Prague 6 - Nebušice, just a few steps from the prestigious International School of Prague, international nurseries and the beautiful Divoká Šárka nature park. Completion scheduled for summer 2015.

The basement of the villa consists of a garage for 2 cars, a room suitable for **home fitness / wellness** with a bathroom, a **wine cellar**, boiler room and storage. The Ground floor is dominated by an open-plan living room with kitchen, dining area and fireplace; you can also find there an entrance hall, separate toilet and laundry / room for housework. The 1st floor features 3 bedrooms with en-suite bathrooms (master bedroom also with en-suite walk-in closet), meanwhile the 2nd floor is made up of one walk-through and one separate room, bathroom and another living room with access to a **large terrace**.

Superior quality equipment - **hardwood floors**, Marazzi heated tiles, **aluminum windows** with Schüco profiles, outdoor slatted shutters, central vacuum cleaner, glass designer elements (railings, door between the hall and living room), Duravit, Laufen and Hüppe bathroom fixtures, **ESS** with possibility of connection to ARC, boiler and water tank, garden irrigation. Next to the garage there are also **4 more outdoor parking spaces available**.

The villa is located in a pleasant residential area in Prague 6 with easy transport links to the city center. A bus stop with connection to the new metro station Bořislavka (5 minutes away) is a short walk from the house.

Interior 345.8 m², terrace 24 m², built-up area 148 m², garden 370 m², plot 518 m².



