



House Six-bedroom (7+1)

570 m², Praha-západ, Jíloviště

Sold





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Plot	1 347 m²
Foot print	251 m²
Garden	1 096 m²
Parking	2 garage + 2 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21014

This representative villa located in a beautiful natural park surrounded by a large garden is the ideal place for those who work in the city and wish to relax at home, enjoying quiet and luxurious living.

Ak. arch. Eva Hlaváčková from the **EH Studio** participated in the design of the house. There are two apartment units: **2+kk** and **5+kk (one-bedroom, 4-bedroom)**. The main entrance is located on the eastern side. From the entrance hall you enter the kitchen with the dining room and the living room which are connected to the **south terrace**. On the north side of the villa there is a smaller apartment unit with a private terrace and a **western terrace**. The second floor consists of 3 bedrooms, a spacious study, 2 separate bathrooms, toilets and a gallery. In the basement there is a double garage, utility space, separate toilet and the technological background of the house.

The basement of the villa is built of POROTHERM bricks, with horizontal structures made of reinforced concrete. The windows are aluminum, Internorm entrance doors. Both the roof and plumbing elements are aluminum, and the roof is also fitted with snow barriers and lightning conductors. The heating is provided by a **Viessmann heat pump**, which is connected to the **floor heating** on both floors. **The Paul ventilation** controlled ventilation unit, which is connected to the ground register for preheating underground air, supplies fresh air. In the living room is a **Corner Bel Large gas fireplace**. The house is equipped with a central vacuum cleaner. Appliances and equipment can be remotely controlled by intelligent wiring. There is a **security system** including a camera that backs up the movement around the house. All paved areas are made of granite cubes and granite curbs. There are two maintenance-free rock gardens beneath the southern terrace, and the lawn has an **automatic irrigation system**.

The villa is situated at the end of a blind street in a **quiet village** between the Berounka and Vltava rivers. In the neighborhood there is a tennis court, which can be used after agreement. There are cycling and hiking trails nearby. Grocery, post office and kindergarten in the area. A **bus stop** is a short walk from the house, which takes 25 minutes to **B Smíchovské nádraží metro station**. The place has great accessibility to Prague thanks to the D4 motorway.

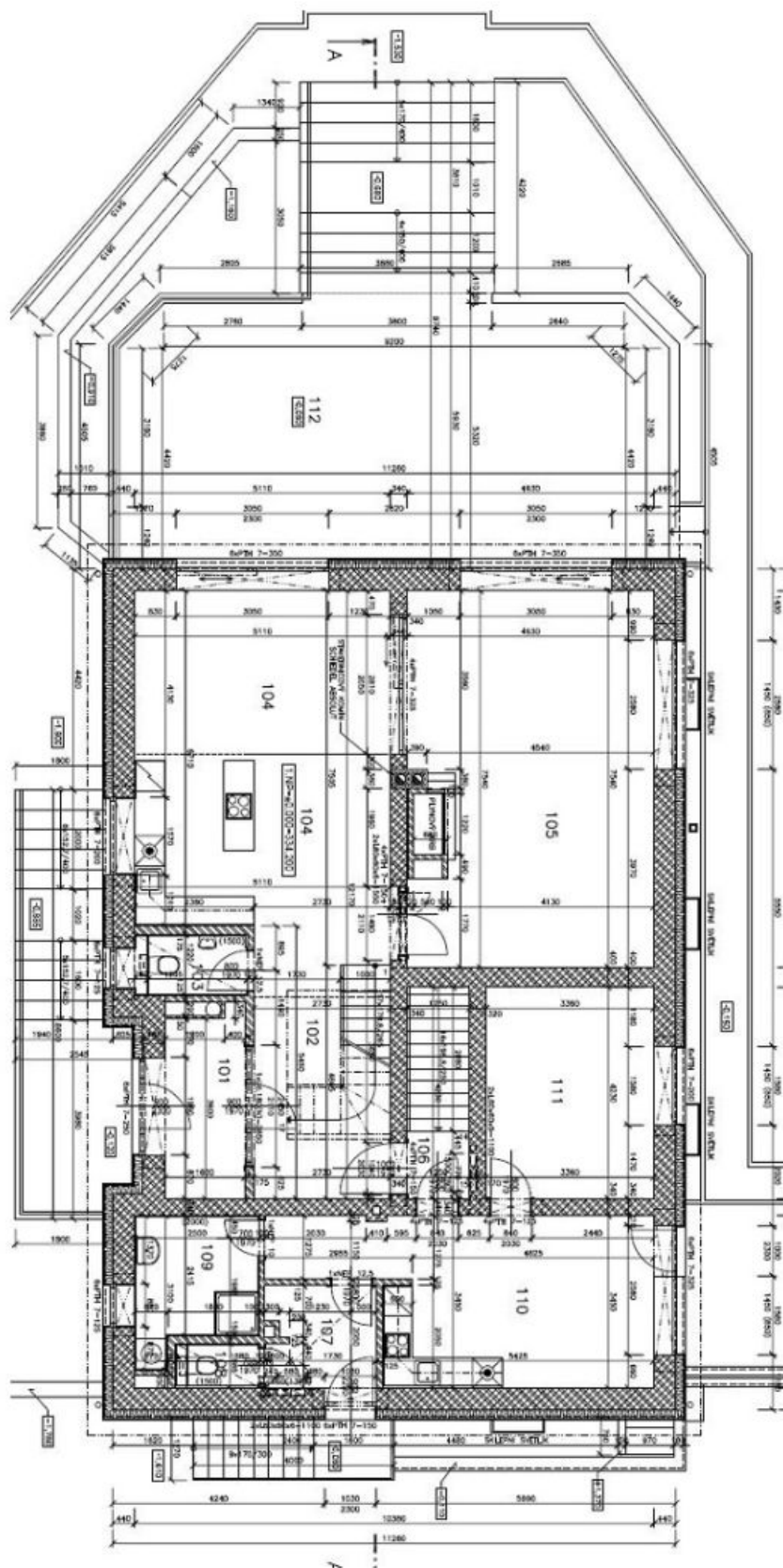
Interior 570 m², built-up area 251 m², garden 1,096 m², plot 1,347 m².



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