



## House Five-bedroom (6+1)

Sold

566 m<sup>2</sup>, Prague 5, Stodůlky, V Borovičkách

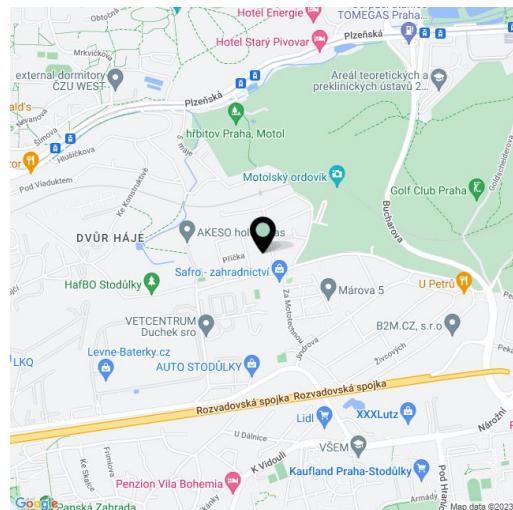




## House Five-bedroom (6+1)

**Sold**566 m<sup>2</sup>, Prague 5, Stodůlky, V Borovičkách

<b>Total area</b>	566 m <sup>2</sup>
<b>Plot</b>	1 089 m <sup>2</sup>
<b>Foot print</b>	170 m <sup>2</sup>
<b>Garden</b>	919 m <sup>2</sup>
<b>Floor area</b>	524 m <sup>2</sup>
<b>Balcony</b>	14 m <sup>2</sup>
<b>Terrace</b>	28 m <sup>2</sup>
<b>Parking</b>	3 garage parking spaces + 2 parking spaces on the plot
<b>Cellar</b>	Yes
<b>PENB</b>	G
<b>Reference number</b>	25546



**This family house with 3 housing units and a landscaped garden with mature trees and a water well is situated in a quiet part of Stodůlky next to the Košíře Motol Nature Park. There are 3 parking spaces, a swimming pool, and a Finnish sauna. Ideal housing for both individuals and families with children.**

In the basement, there is a living room, a bathroom with a toilet, the utility equipment of the house, a cellar, and a separate garage for 3 cars. On the plot, it is possible to park another 2 cars with the option of constructing a carport.

On the ground floor, where there is also the main entrance to the house, there is an entrance hall, a laundry room, a bathroom, a guest toilet, a bedroom, and a living room with a kitchen and access to the terrace. There is also a **swimming pool and a Finnish sauna**. In 2016, a new pool engine room and a saltwater preparation plant were built for the even greater comfort of the villa's residents. The layout of this floor is 2-bedroom.

On the 1st floor, there is also a **2-bedroom apartment** consisting of 2 bedrooms, a living room with built-in wardrobes, a hall with access to a south-facing terrace, and a west-facing balcony.

The 2nd floor is designed as an attic with airy ceilings and bright interiors. The **2-bedroom** layout consists of a hall, a bathroom, a guest toilet, and a terrace.

The facilities include **oak paneling and wooden laminate parquet floors, white plastic windows and Velux wooden windows**. The house is heated by a **Junkers** gas boiler; the bathrooms have **electric mats**. The chimney was recently re-lined. The house was completely renovated in 2011.

A calm location that offers many opportunities for walks and other sports activities. Nearby, there is a **golf center and tennis courts, the Motol outdoor swimming pool, and the Kosire Motol Nature Park**. There are also good civic amenities, including several large supermarkets, a hospital, kindergartens, and many elementary schools. About 100 meters from the house there is a bus stop, which is connected to the A and B lines of the metro (the Nemocnice Motol metro station can be reached in 7 minutes, the Nové Butovice metro station in 10 minutes), the ride to the city center takes half an hour. The proximity of the Rozvadov motorway makes traveling by car very easy.

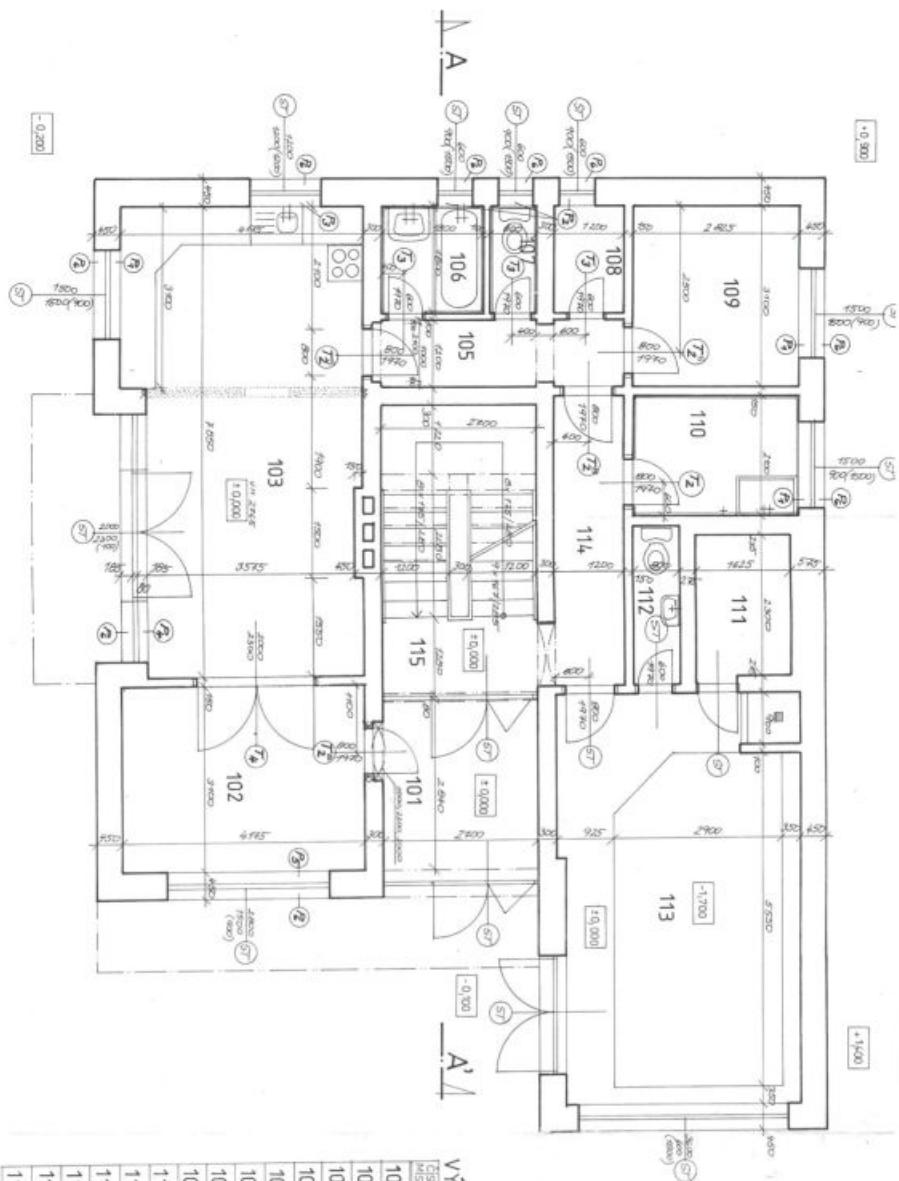
Useable area about 524 m<sup>2</sup>, terrace 28.49 m<sup>2</sup>, balcony 6.95 m<sup>2</sup>, built-up area 170 m<sup>2</sup>, garden 919 m<sup>2</sup>, plot 1,089 m<sup>2</sup>.



## House Five-bedroom (6+1)

566 m<sup>2</sup>, Prague 5, Stodůlky, V Borovičkách

Sold

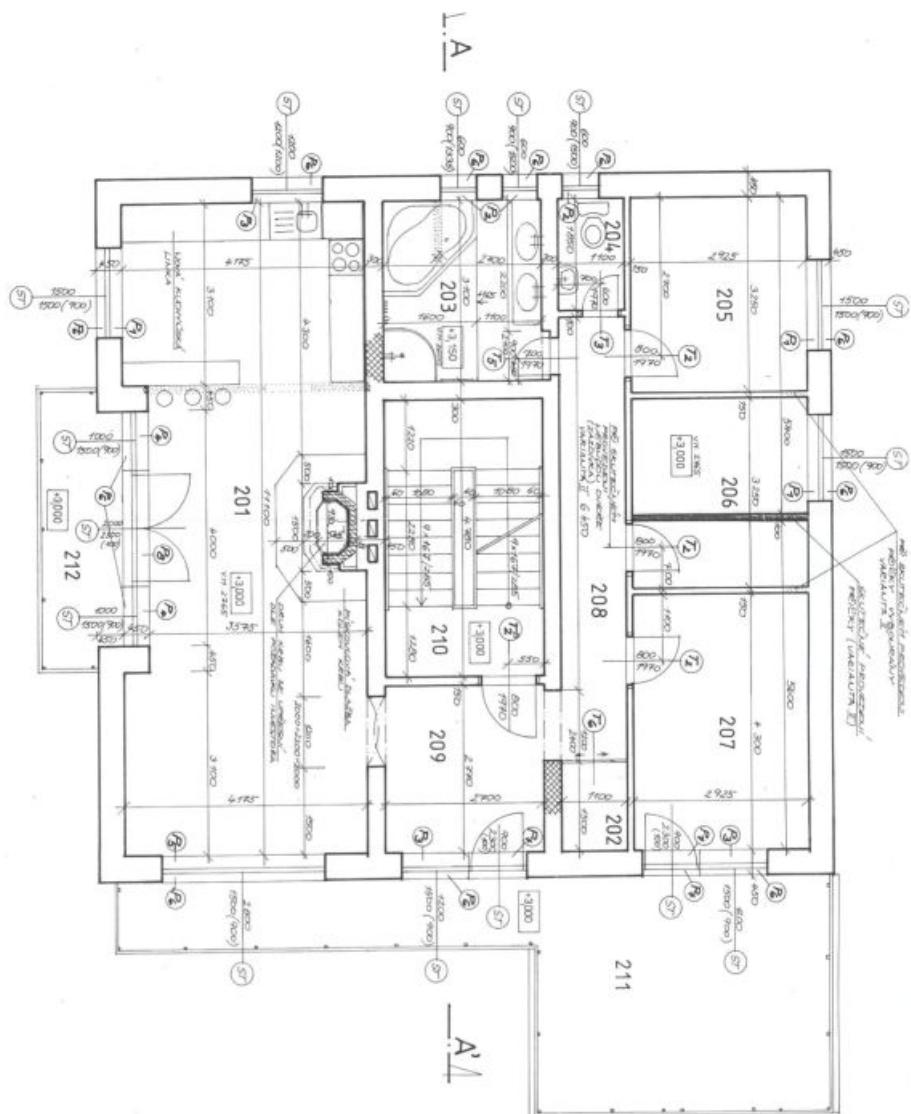


VÝPIS MÍSTNOSTÍ		
MÍSTNA MÍSTNOSTI	PLOCHA m <sup>2</sup>	
101	VESTÍBUL	8,17
102	PRACOVNA	12,09
103	SKUCHOVATELNA LAMPA	35,94
105	DUCHERA	14,63
106	KOULÍKELNA	1,24
107	VÁC	1,44
108	BÁNÍK	2,46
109	LOŽNÍČEK	8,16
110	PRODĚLÁKA	59,3
111	SALOON	37,46
112	WC	2,26
113	BÁNÍK	1,24
114	CÍDLOBA	5,46
115	SCHODNÍČEK	12,22



## House Five-bedroom (6+1)

Sold

566 m<sup>2</sup>, Prague 5, Stodůlky, V Borovičkách

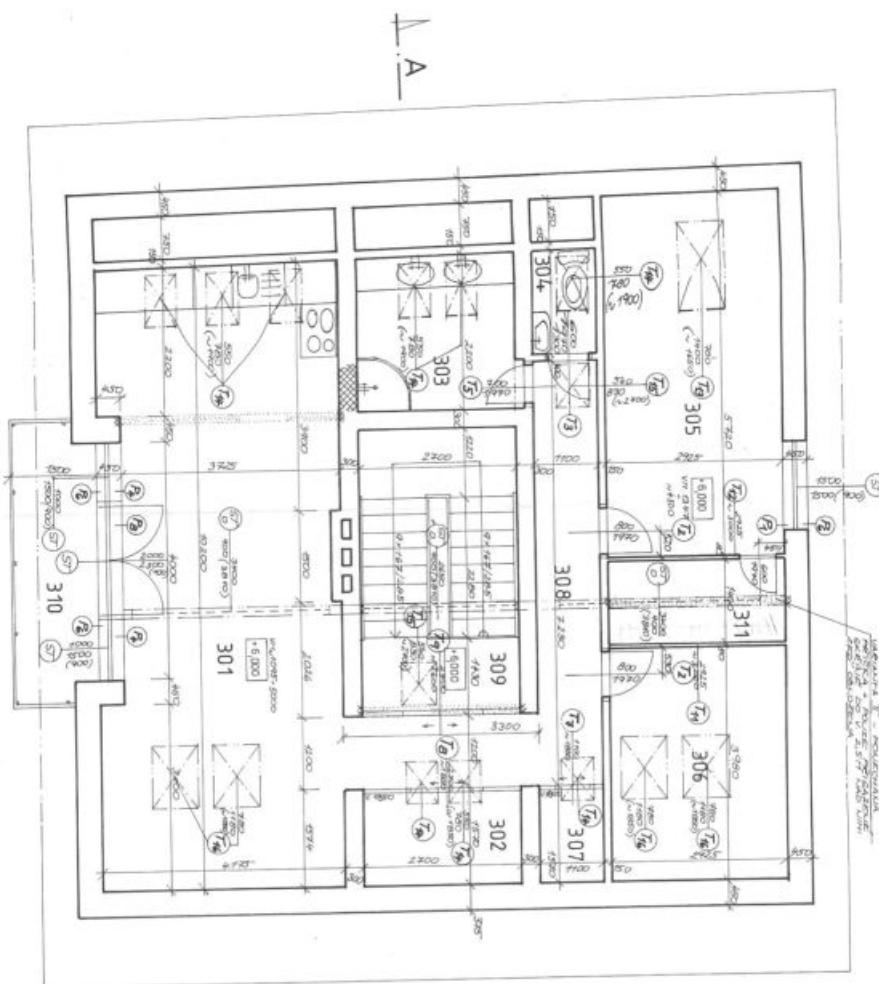
VÝPIS MÍSTNOSTÍ					
ČÍSLO	DRŽA	POČET	PODLEJKA	UPŘEDU	STĚNA STŘÍBŘ.
201	MÍSTNOSTI	1	100	100	PRIMÁRNÍ
202	OBÝVACÍ POKOJ S KUCHYNKOU	1	65	65	PRIMÁRNÍ
203	KUCHYNKA	1	37	37	PRIMÁRNÍ
204	KWC	1	14	14	PRIMÁRNÍ
205	LOŽnice	1	15	15	PRIMÁRNÍ
206	LOŽnice	1	15	15	PRIMÁRNÍ
207	LOŽnice	1	15	15	PRIMÁRNÍ
208	CÍHLOVÁ	1	42	42	PRIMÁRNÍ
209	LOŽnice	1	11	11	PRIMÁRNÍ
210	LOŽnice	1	12	12	PRIMÁRNÍ
211	TERASA	1	40	40	PRIMÁRNÍ
212	BALCON	1	9	9	PRIMÁRNÍ



## House Five-bedroom (6+1)

566 m<sup>2</sup>, Prague 5, Stodůlky, V Borovičkách

Sold



A'

### VÝPIS MÍSTNOSTÍ

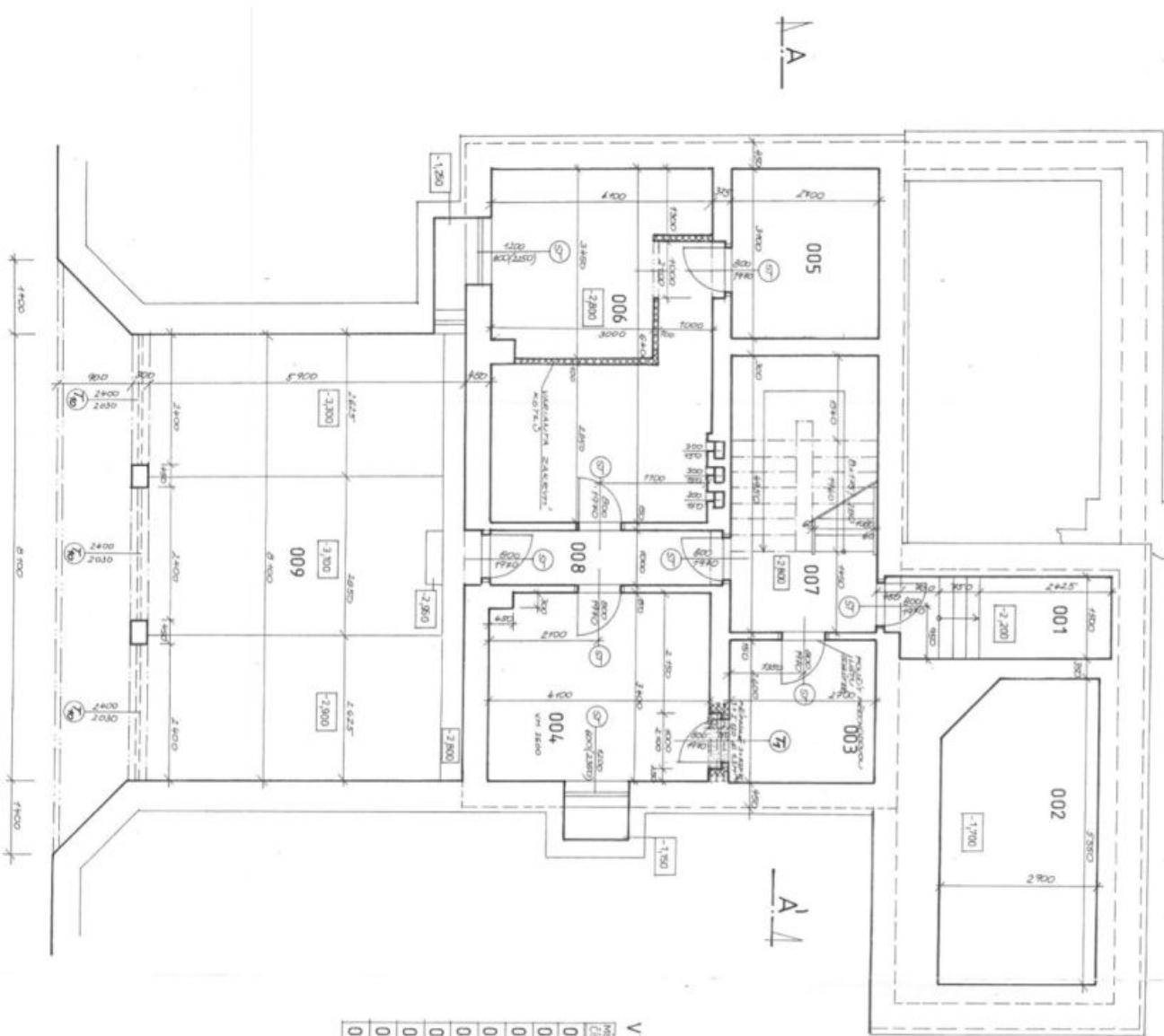
ČÍSLO MÍSTNOSTI	DRUH MÍSTNOSTI	PL. (m <sup>2</sup> )	PŘÍLOŽKA	UPRÁVA SÍDLA V SÍTRU	POLohy/MA
301	OBÝVACÍ POKOJ, KUCH.	40,50	—	—	POLOH. V SÍTRU
302	SÁLA	4,24	—	—	POLOH. V SÍTRU
303	KUCHYŇSKÁ	5,94	—	—	POLOH. V SÍTRU
304	WC	1,43	—	—	POLOH. V SÍTRU
305	KOJÍRNUCÍ	16,73	—	—	POLOH. V SÍTRU
306	LOžnice	14,46	—	—	POLOH. V SÍTRU
307	LOžnice	14,35	—	—	POLOH. V SÍTRU
308	CHODBA	9,14	—	—	POLOH. V SÍTRU
309	KOJÍRNUCÍ	12,32	—	—	POLOH. V SÍTRU
310	BALKON	6,05	—	—	POLOH. V SÍTRU
311	SÁLA	4,10	—	—	POLOH. V SÍTRU



## House Five-bedroom (6+1)

566 m<sup>2</sup>, Prague 5, Stodůlky, V Borovičkách

Sold



### VÝPIS MÍSTNOSTÍ

MIESTO	HÝDRAU	PLOCHA	PLOCHA	STENÁ STRUK	PREDVÁD
001	TECHNICKÉ BUDÍKU	5,67	5,67	SPÔLEČNÝ	SPÔLEČNÝ
002	BALCONY			MIESTA VÝSTREHOV	
003	PRACOVNÁ MÍSTO	7,42	7,42	VÝMĚRA	4. MÍSTO
004	PRACOVNÁ	12,25	12,25	KUCHYŇ	NAJEDNA
005	SALKIEP	81,34	81,34	KUCHYŇ	NAJEDNA
006	KOTELNA	2,60	2,60	KUCHYŇ	NAJEDNA
007	SCHODIŠTE	13,33	13,33	SCHODIŠTE	NAJEDNA
008	CHEZBOH	14,47	14,47	INTERIÉR	INTERIÉR
009	GARDU	14,47	14,47	INTERIÉR	INTERIÉR