



House Four-bedroom (5+kk)

Sold

130 m², Praha-západ, Středokluky





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Plot	522 m ²
Foot print	96 m ²
Parking	2 covered parking spaces
Cellar	-
PENB	A
Reference number	27302

This new building of a passive house (energy class A) with a garden and thought out disposition offers everything necessary for pleasant family living on the edge of a quiet village with kindergarten, school, post office and easy accessibility of Prague.

The ground floor of this new building (occupancy moving issue 2016) consists of a living room connected to the kitchen, there is also access to a spruce **terrace** (treated with several layers of oil with UV filter) and to the fenced **garden**. Part of this floor is also a vestibule, a utility room and a smaller bathroom with toilet, sink and shower. Upstairs there is a study, bedroom, two children's rooms, bathroom (with bath, shower, 2 sinks and a heating ladder) and a separate toilet.

All rooms overlook the garden, the bedroom and children's bedrooms face the south, east-facing study and a **south-east** living room, as well as the terrace and the garden. On the north side there are bathrooms and stairs.

In the living rooms there is laid three-layer **oak floating floors** and in other areas the high quality **Monocibec** Italian large-format tiles. The ceiling in the living room and kitchen as well as the staircase is made of **concrete**. Stairs are treated with epoxy screed. Bathrooms and WCs are fitted with Laufen furnishings, showers are handled by a walk-in system. The utility room hides the Buderus condensing gas boiler and air conditioning with the Atrea Duplex **heat recovery unit**. **Plast-aluminum windows with insulating triple glazing** are certified for passive houses. The **outdoor venetian blinds** are electrically operated, there is a connection to the indoor temperature sensor and enables automatic control. **Two parking spaces** on a reinforced partially covered area in front of the house, behind a remote controlled safety gate with a safety brake.

The place has **great transport accessibility to Prague**, with a bus stop just in front of the house, 25 minutes to the **Veleslavín metro station (line A)**. The village is a short drive from the airport, close to Exit 5 of the D7 motorway. The driving distance to **Zličín** and **Prague 6** is about 13 minutes. Directly in the village there is a **kindergarten**, **primary school**, post office, shop, restaurant and a swimming pool. There are **cycling routes** in the surrounding area which lead to, for example, the ruins of **Okoř Castle**.

Usable area 129.6 m², built-up area 96.2 m², plot 522 m², reinforced area in front of house 44.5 m², terrace 23 m².