



House Four-bedroom (5+kk)

Sold

526 m², Prague 9, Koloděje, Panská zahrada

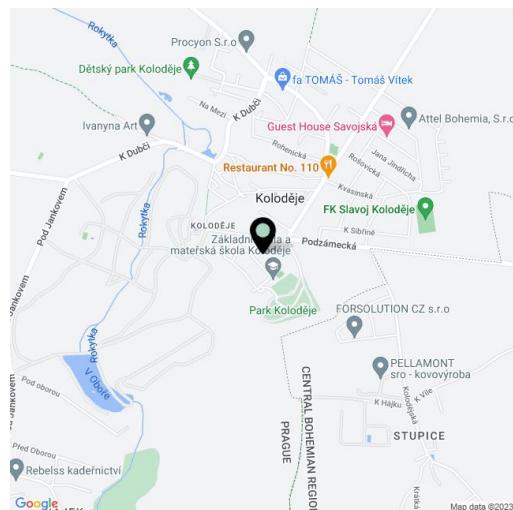




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Plot	2 515 m ²
Foot print	401 m ²
Garden	2 114 m ²
Parking	Garage with 3 parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31839



This unique new family villa designed by the Kareš/Rais architectural studio with an indoor pool and a fitness room was awarded the House of the Year Award in 2019 by a jury of experts from the Můj dům magazine. It stands in close proximity to the English garden of a former royal park on the outskirts of Prague. It was built with the help of advanced technologies, ensuring low maintenance costs. An intelligent home system allows you to control household operations, such as heating and garden irrigation, with the simple touch of a button.

The layout is divided into social, private, sports, and technical areas, which do not interfere with each other, but are effectively interconnected. The ground floor consists of a living room with a kitchen, a dining room, a seating area, a **library**, a swimming pool, a fitness room, a guest toilet, an entrance hall, and a foyer. The entire ground floor, terrace, and garden is wheelchair accessible. Upstairs, there is a **parents' suite** with an en-suite bathroom, a walk-in closet, and a study, 3 more bedrooms with private bathrooms, and a large central gallery. The basement is reserved for utility and operational facilities; there is a **garage for 3 cars**, an intelligent control system, air conditioning, swimming pool technology, heat pumps, and a laundry room.

The materials and equipment used were carefully chosen with regard to quality, functionality, and design. The **frameless glass façade** is made of triple-glazed large-format panes with **insulated** and **safety self-cleaning glass**, shielded by exterior window blinds (on the ground floor) and interior screen blinds hidden in the ceiling (on the first floor). Underfloor heating, a ventilation system, and ceiling lights. The railing is made of clear tempered glass; doors with concealed hinges. Everything can be conveniently controlled with just one touch, configured, and run without any intervention. Even in the owner's absence, the **automated irrigation** or the heating system continue working. The pool and pool area has its own dedicated heating and ventilation system, and an automatic chemical dosing as well as cleaning system. The maximum amount of free space was retained in the large **southwest-facing garden**. There is a **preparation for a Jacuzzi** on the terrace near the fitness room, a practical garden house in the northern section of the yard, and a rainwater irrigation system.

The house is set amongst greenery on the edge of a new residential area near the **Koloděje Chateau**, which was the temporary residence of T. G. Masaryk and has served the Government of the Czech Republic for representative purposes for many years. A kindergarten and an elementary school are a few steps from the house, nearby there is a **lookout point** and the **Rokytká Nature Park**. There are bike trails and a tourist destination near the house. There are grocery stores and restaurants close-by, and other services are within easy driving distance. Bus links go from the nearby stop to the Praha-Klánovice train station, as well as to the Skalka (line A) and the Černý most (line B) metro stations. Traveling by car is more comfortable thanks to the nearby Štěrboholská

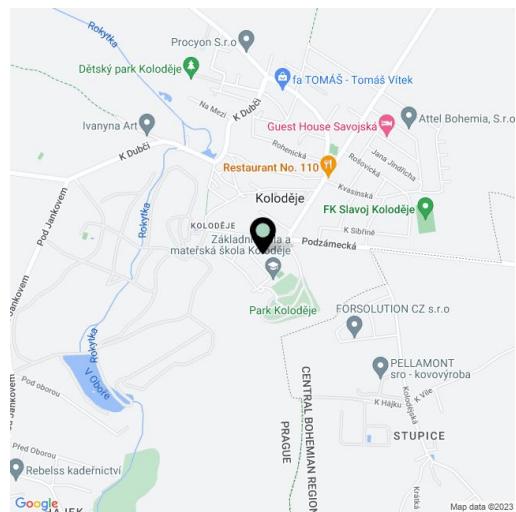


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Plot	2 515 m ²	Ring Road.
Foot print	401 m ²	Useable area 526.1 m ² , garage 43.5 m ² , built-up area 401 m ² , garden 2,114 m ² , plot 2,515 m ² .
Garden	2 114 m ²	
Parking	Garage with 3 parking spaces	
Garage	Yes	
Cellar	Yes	
PENB	B	
Reference number	31839	



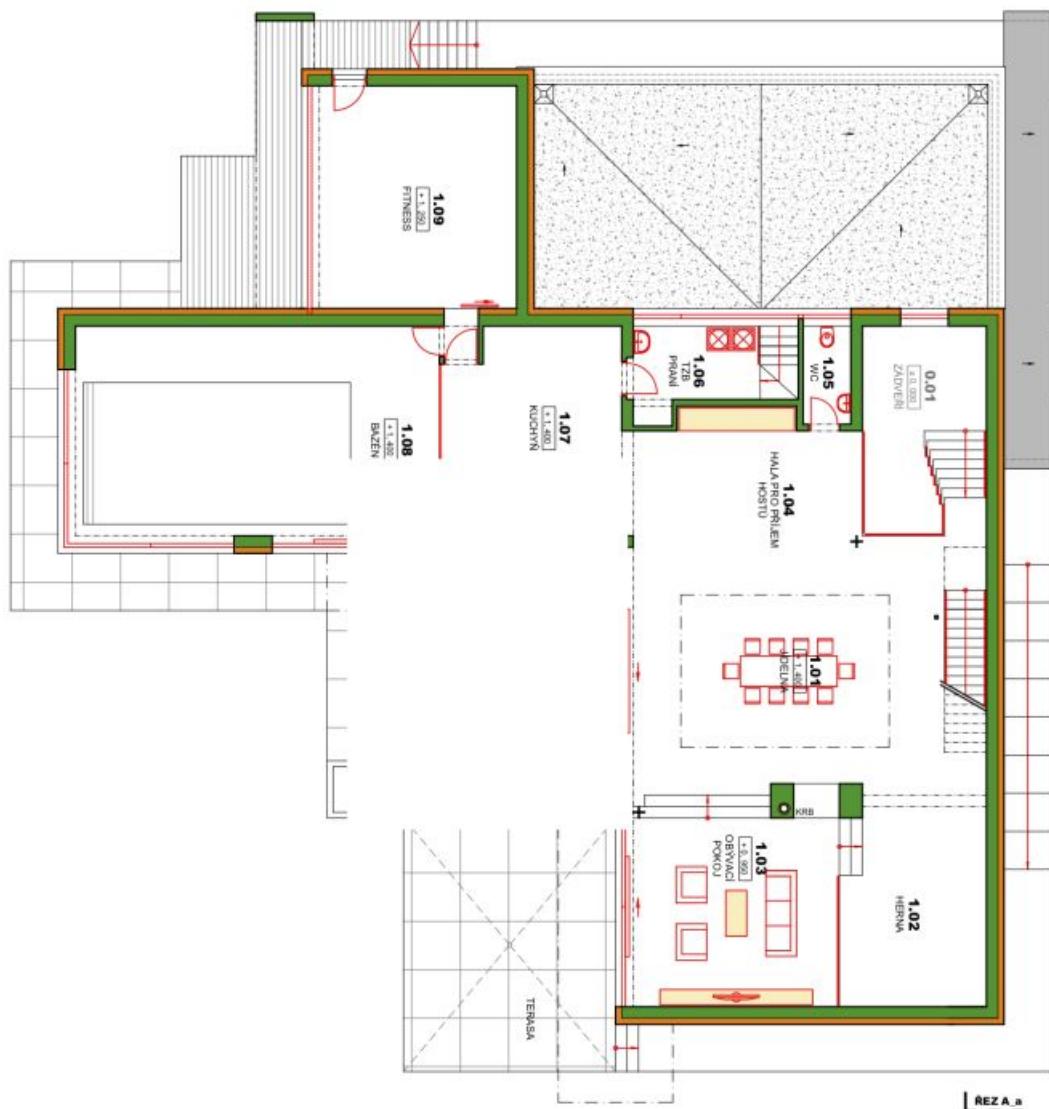


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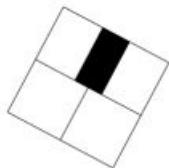
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REZA_a



LEGENDA MÍSTNOSTÍ 1.NP

č. m.	NAZVY MÍSTNOSTÍ	POLOŽKA
1.01	JÍDELNA	40.300
1.02	Koupelna	21.100
1.03	Obývací pokoj	26.700
1.04	Hala pro příjem hostů	19.100
1.05	WC	3.200
1.06	Tělocvična	8.300
1.07	Kuchyně	23.700
1.08	Sauna	82.300
1.09	Fitness	26.000

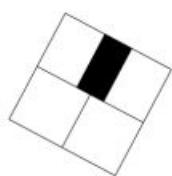




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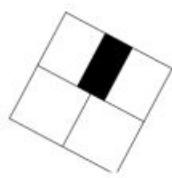
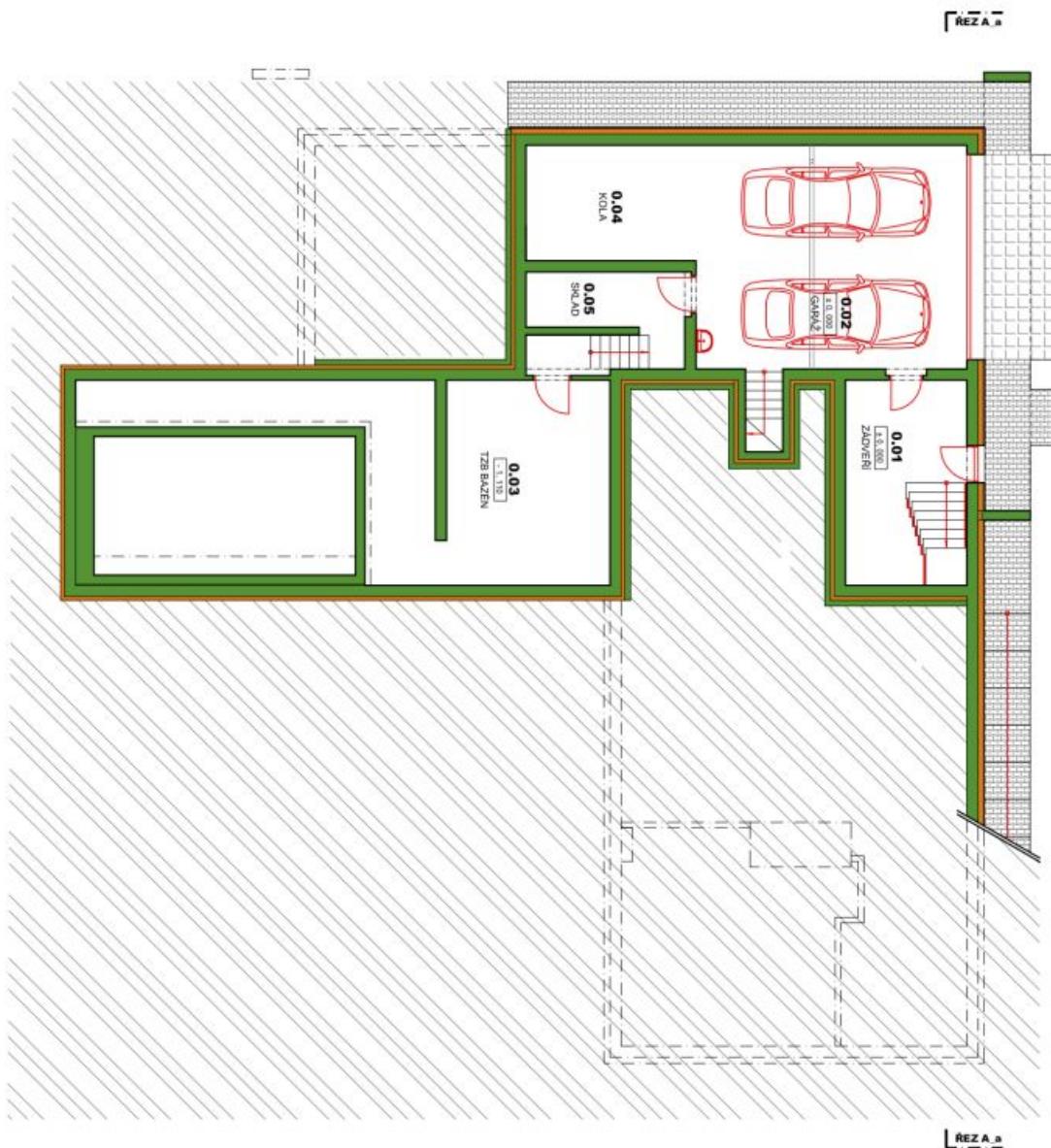




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LEGENDA MÍSTNOSTÍ 1. P.		
č. m.	název místnosti	plocha
0.01	ZDÍVERI	17.900
0.02	GARÁŽ	43.900
0.03	TZB BAZEN	38.900
0.04	KOULÁ	14.100
0.05	SKLADE	9.100