



House Four-bedroom (5+kk)

Sold

182 m², Prague 5, Jinonice





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Total area	182 m ²
Plot	110 m ²
Foot print	83 m ²
Garden	27 m ²
Floor area	169 m ²
Terrace	13 m ²
Parking	Outdoor space in the yard
Cellar	-
PENB	B
Reference number	40561

New build corner terraced house with a small garden sensitively set in the older, quiet residential part of Jinonice right next to a Waldorf school, within walking distance of the Jinonice metro station, and a few steps from the Prokop Valley.

In addition to the hall, cloakroom, and toilet, the ground floor consists mainly of a living room with a preparation for an open plan kitchen with an adjoining **garden terrace** and a staircase leading to the first floor. Here, there are 3 rooms, a bathroom, and a utility room. The attic is configured as a **parents' suite** with a bedroom, dressing room/study, and a bathroom.

The brick insulated house has an entrance decorated with a **wooden ventilated facade**. Windows are wooden with insulated triple-glazed panes; wooden lacquered entrance doors have security fittings. The floors in the living rooms, including the kitchen, are glued **wooden three-layer**, ceramic tiles in the bathrooms and other facilities. The bathrooms are fully equipped. Throughout the house, underfloor heating is provided by a gas condensing boiler. The surface of the terrace is made of smooth planks. Convenient parking for **one car inside** and a second on an **outdoor parking space** in the yard.

In a very pleasant location with an impressive mix of preserved historical buildings in a modern arrangement. The neighboring building is also undergoing a complete reconstruction. Thanks to the area's long history of settlement, it has a strong **genius loci**. Located on the edge of the **Prokopské and Dalejské údolí nature park**, local landmarks include the **St. Lawrence Church** from the 11th century and a wooden **bell tower**. In addition to the neighboring Waldorf school, a state kindergarten and elementary school are also within a short walking distance. The Jinonice metro station is a 10-minute walk away; transport connections are also possible by bus. Within reach are supermarkets and other shops, restaurants, and sports facilities.

The total area of the house 168.7 m², terrace 13.2 m², built-up area 82.9 m², land 109.7 m².

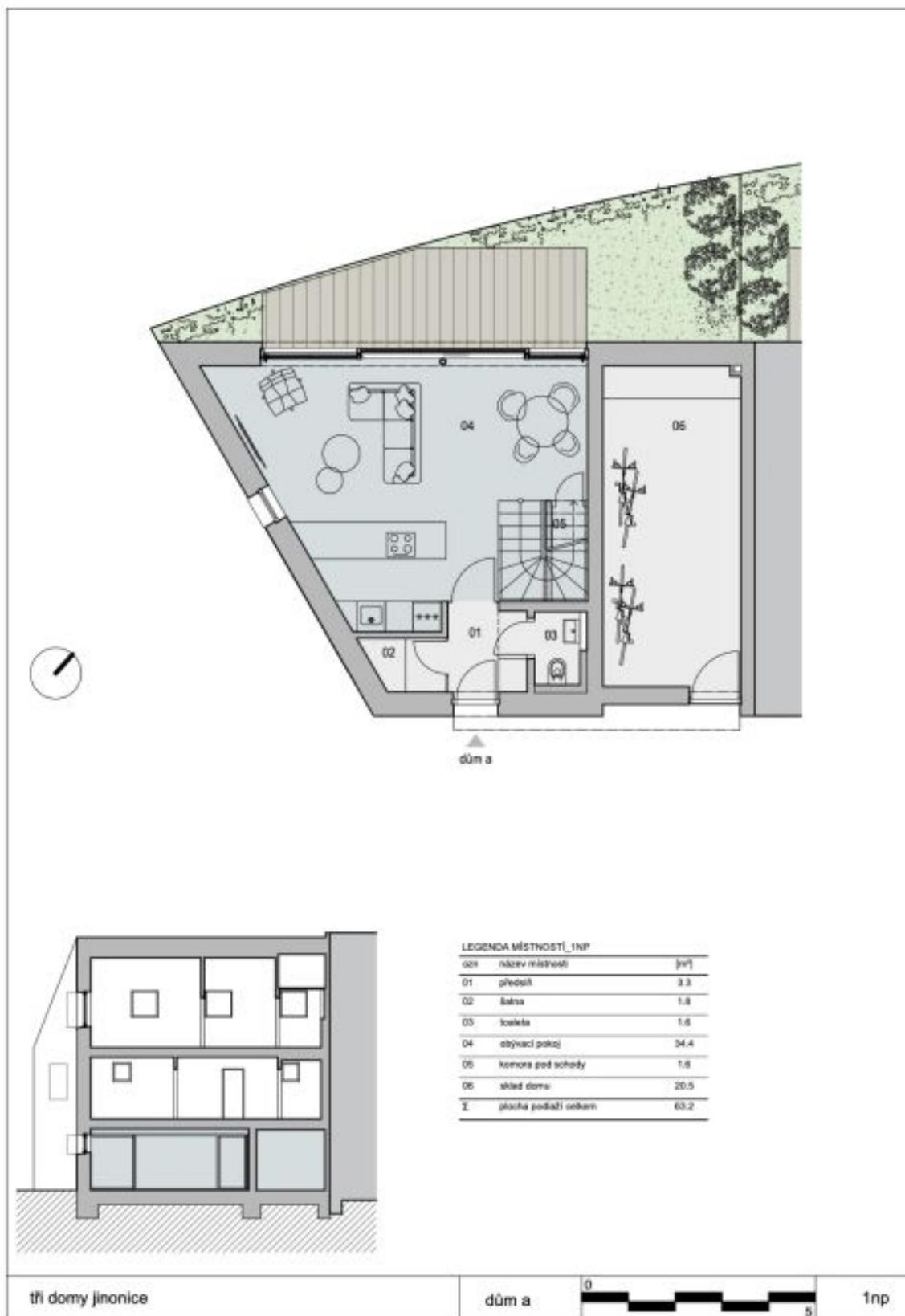
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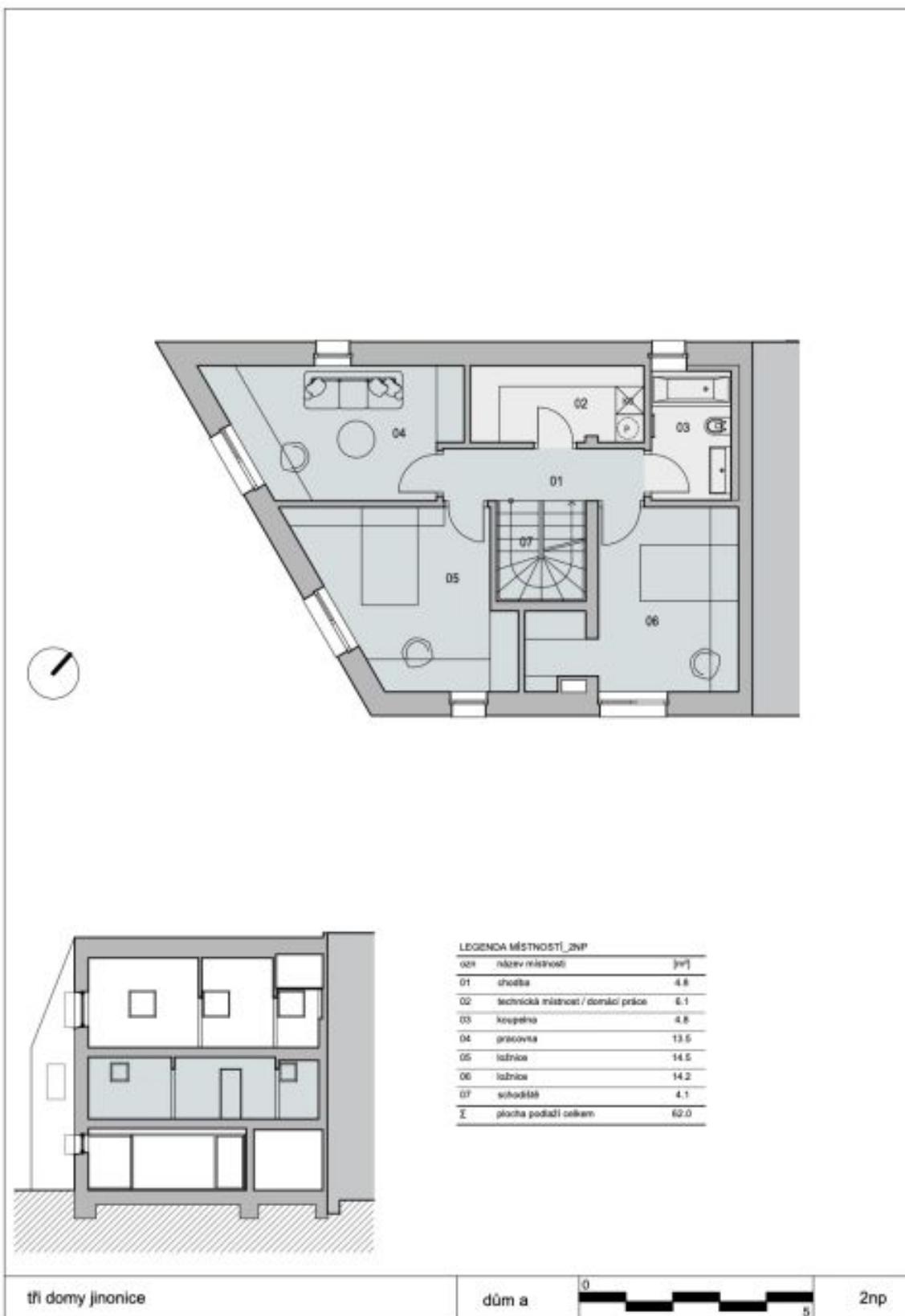




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