



# House 4 Bed

Prague 5 - Radlice, Na Hutmance

PRICE FROM	PROPERTY	CODE	LAND	AREA	GARDEN	PARKING
Sold	ID 766	C	147 m <sup>2</sup>	191 m <sup>2</sup>	42 m <sup>2</sup>	2



Airy modern family house located in a quiet residential part of Prague's Jinonice on the edge of the protected area of the Košíře-Motol forest park.

It combines the benefits of living in a busy metropolis with the peaceful atmosphere of living in a suburb full of greenery. The house has its own garden with outdoor parking with an area of 42 m<sup>2</sup> and two terraces, one in the back of the house and the other with a view of the surroundings on the top floor.

The first floor consists of a garage offering additional parking spaces with direct access to the house, entrance hall, hallway, utility room, separate toilet and a spacious living room with kitchenette. On the second floor there is a hall, a master bedroom with en-suite bathroom, two smaller rooms, a separate bathroom, a toilet and a study. The top floor is supplied as a large open space that can be used as a fourth bedroom, children's playroom or study. However, it also has a built-in preparation for another bathroom or kitchen.

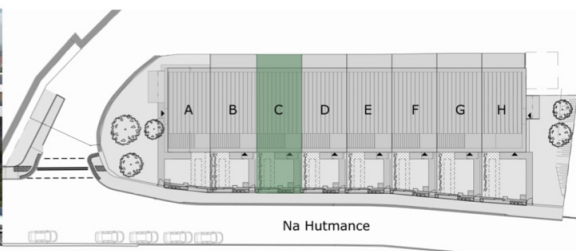
The advantage of the house is the variability of the interior. The house can be modified so that the living room on the ground floor becomes a studio, the living room with a kitchenette is moved to the first floor and the bedrooms are spread over both floors as needed. Other benefits include plenty of natural daylight provided by French windows in the rooms and a high standard of equipment. The house is brick and acoustically separated from other terraced houses. Standard equipment includes wooden floors, fixtures, tiles from Villeroy & Boch, security entrance doors, external blinds, automatic sliding gate or preparation for air conditioning.

Excellent accessibility and civic amenities, 15 minutes by car to the center of Prague and 8 minutes from the City Circuit. Several bus stops, the Jinonice B metro station and the Jinonice railway station are only a few minutes' walk away. In the vicinity you will also find many shops and services, doctor's offices, post office, kindergarten and primary school, restaurants and a variety of indoor and outdoor activities.

For complete information about the project and free units, do not hesitate to contact us.



Na Hutmance 300  
158 00 Prague 5 - Radlice



### Rodinný dům "C"



Přízemí	B1.1 zádveří	6,7 m <sup>2</sup>
	B1.2 garáž	18,9 m <sup>2</sup>
	B1.3 obývací pokoj + kk	34,6 m <sup>2</sup>
	B1.4 technická místnost	2,6 m <sup>2</sup>
	B1.5 chodba	5,1 m <sup>2</sup>
	B1.6 WC	2,0 m <sup>2</sup>
1. patro	B2.1 schodišťová hala	8,4 m <sup>2</sup>
	B2.2 schodiště	4,6 m <sup>2</sup>
	B2.3 pracovna	6,1 m <sup>2</sup>
	B2.4 ložnice	15,7 m <sup>2</sup>
	B2.5 koupelna	4,2 m <sup>2</sup>
	B2.6 koupelna	3,8 m <sup>2</sup>
	B2.7 ložnice	12,1 m <sup>2</sup>
	B2.8 ložnice	12,1 m <sup>2</sup>
	B2.9 WC	2,0 m <sup>2</sup>
2. patro	B3.1 schodiště	4,6 m <sup>2</sup>
	B3.2 obytný prostor	47,4 m <sup>2</sup>
<b>užitná plocha</b>		<b>191 m<sup>2</sup></b>
<b>celková plocha domu</b>		<b>204 m<sup>2</sup></b>
<b>pozemek</b>		<b>147 m<sup>2</sup></b>
<b>zastavěný pozemek</b>		<b>89 m<sup>2</sup></b>
T1	terasa	14 m <sup>2</sup>
T2	terasa	15 m <sup>2</sup>
ZA	zahrada	42 m <sup>2</sup>



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