



House Four bedroom

1 502 500 €



184 m², Land 432 m² Praha-Nebošice, Pod novou školou

Layout
Four bedroom

Area
184 m²

Land
300 m²

Terrace
30 m²

Welcome to the new development in the sought-after location of Prague 6 – Nebošice, which offers two separate units for sale. Located on a quiet street Pod novou školou, it is within walking distance to the International School of Prague in Nebošice (ISP). Each unit is designed as a separate family house 5+kk, 184m² with its own garden on a plot of 432m², designed to be as low-maintenance as possible. There is also a private pool sized 7 x 3 m. Garage parking is also available. Additional two cars can park on the premises.

On the ground floor, from the vestibule, we enter the living room from which stairs lead to the first floor. The living room with access to the terrace is connected to the dining room and kitchen. This floor also includes a garage, workshop, laundry room, pantry, and toilet.

On the first floor, there are two bedrooms each with its own bathroom with shower and toilet. Another two bedrooms on the first floor have their own dressing room and a separate shared bathroom with shower, bathtub, and toilet. All rooms on the first floor are air-conditioned.

During the construction of the house, high-standard quality materials were used.

Price	1 502 500 €
Built-up area	125 m ²
Floor area	184 m ²
Land	300 m ²
Terrace	30 m ²
Building energy rating	B

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These include VANDERSANDEN face brick, BAUMIT facade system, NELSKAMP SIGMA fired tiles, VEKA plastic windows with German profiles, TECHNOFOAM polyurethane foam roof insulation, SCHIEDEL chimney, VAILLANT gas boiler, GABOTHERM underfloor heating, MEISTER floor covering, CIFRE CERAMICA large-format tiles, fixtures by HANS GROHE and LAUFEN, internal doors and skirting, TOSHIBA air conditioning, JABLOTRON security system, video intercom, HÖRMANN garage doors, and preparation for external blinds/shutters, CCTV system, photovoltaic system preparation, Schmid fireplace, 7x3 m pool with counter-current and saltwater, Hunter irrigation system, BEST cobblestone pavement.

Prague 6 – Nebušice is a great location for both living and long-term investment due to the opportunities for sports, an international community, proximity, and accessibility to the center. It is also home to the ISP international school, renowned as one of the best schools in the region.

The price is stated for one unit including VAT. Do not hesitate to contact me for more information and to arrange a viewing that will suit you.

VÁŠ MAKLÉR



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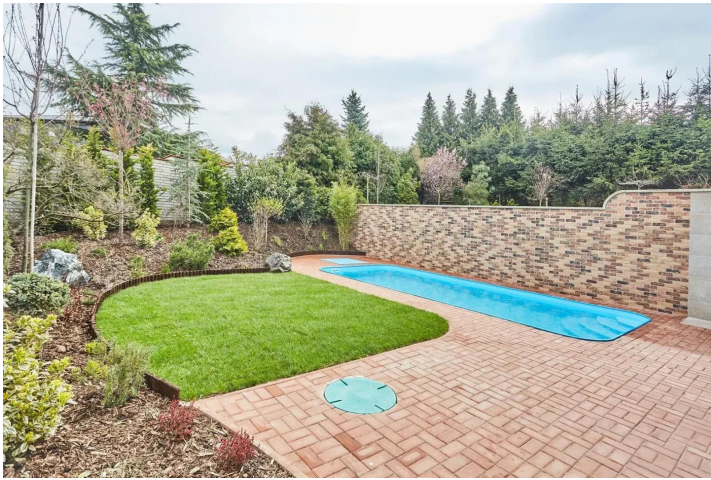
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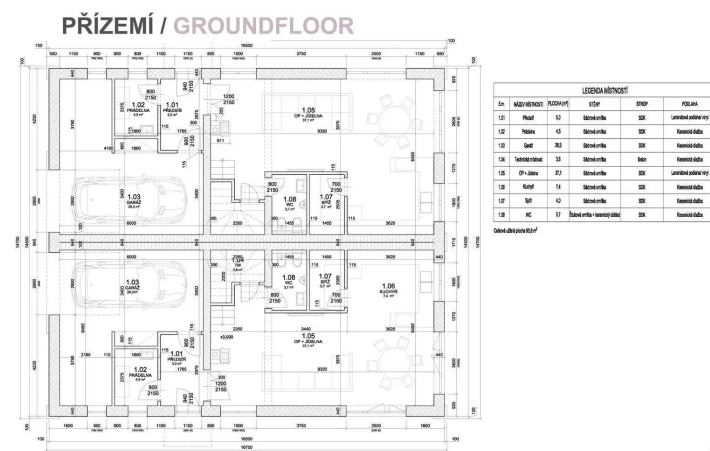


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1. PATRO / 1ST FLOOR

