



## House Four bedroom

262 m<sup>2</sup>, Land 563 m<sup>2</sup> Praha 10, Nad sadem

993 000 €



Layout <b>Four bedroom</b>	Area <b>262 m<sup>2</sup></b>	Land <b>357 m<sup>2</sup></b>	Terrace <b>15 m<sup>2</sup></b>	Balcony <b>1.27 m<sup>2</sup></b>	Parking <b>2x garage</b>
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This exceptional house in Prague – Dolní Měcholupy, featuring 3 bedrooms, 3 bathrooms, and a beautifully illuminated study, offers an ideal combination of a home with a place for work and creativity. It is located at the end of a quiet street with convenient parking in a separate spacious garage (46 m<sup>2</sup>), including an electric charging station right at the entrance. The owner does not wish to publish photos of the interior at the moment.

The ground floor with a spacious, open layout is the heart of the home, centered around a top-notch kitchen, a sun-drenched dining area, and a living space with a fireplace, offering direct access to the garden (357 m<sup>2</sup>). The garden, with its mature greenery, is complemented by a peaceful wooden retreat with a sauna. The first floor provides a relaxing zone with a master bedroom featuring a walk-in closet and en-suite bathroom, and two additional bedrooms that share another bathroom. The crowning glory of this beautiful property is the glassed upper floor with a breathtaking view of the treetops of the surrounding greenery, creating ideal conditions for inspiration and focus.

Large-format windows fill every room with natural light. Thanks to top-quality finishes, unique materials, and a range of smart solutions, this house is the

<b>Price</b>	993 000 €
<b>Built-up area</b>	130 m <sup>2</sup>
<b>Floor area</b>	262 m <sup>2</sup>
<b>Land</b>	357 m <sup>2</sup>
<b>Terrace</b>	15 m <sup>2</sup>
<b>Balcony</b>	1.27 m <sup>2</sup>
<b>Parking</b>	2x garage
<b>Building energy rating</b>	G

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perfect combination of comfort, privacy, and sophistication.

Living in Dolní Měcholupy offers a calm suburban lifestyle, making it ideal for families and those seeking a peaceful place to call home. The area has good connections to the center of Prague via public transport, with easy access to buses to Depo Hostivař metro station. Nearby amenities include the Europark Štěrboholy shopping center, kindergarten and elementary school (10 minutes on foot), sports and medical facilities. There is also private bus transport to the international school PBIS. I will happily answer your questions and schedule a viewing for you.

## VÁŠ MAKLEŘ



**Hana Fisherová**

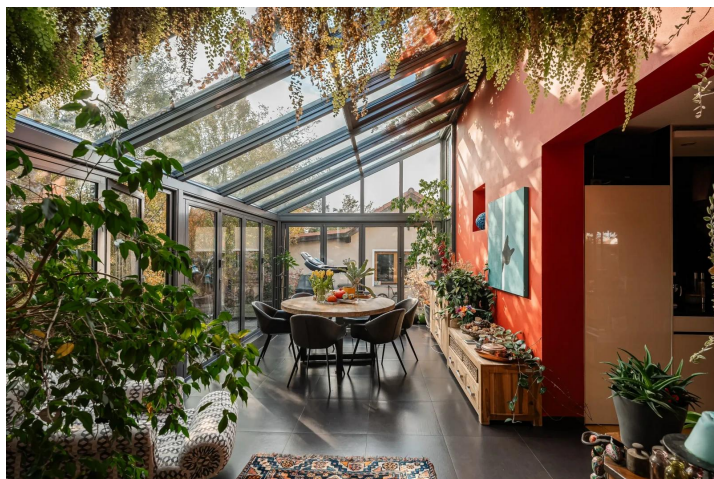
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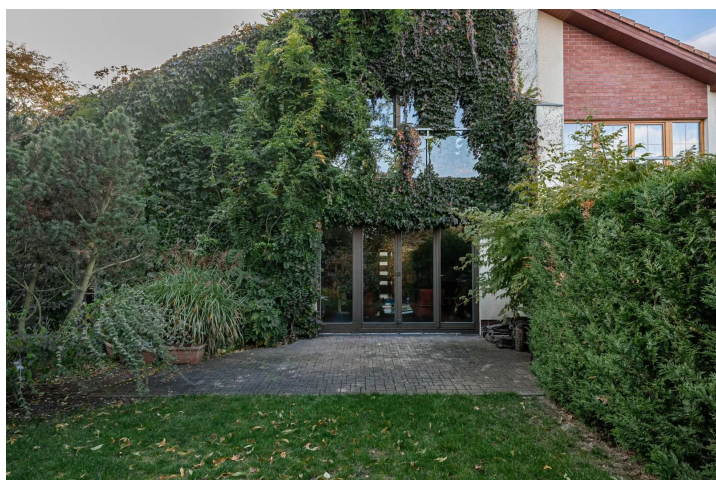
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