



🏠 184 m<sup>2</sup> 📄 Pod novou školou, Praha-Nebušice - Nebušice 💰 38 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>N6887</b>	Price	<b>38 000 000 CZK</b>
Address	<b>Pod novou školou, Praha-Nebušice - Nebušice</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>184 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>432 m<sup>2</sup></b>
Garden area	<b>271 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>Partly</b>	Parking	<b>2</b>
Garage	<b>1</b>	Terrace	<b>Yes</b>
Swimming pool	<b>1 m<sup>2</sup></b>		

## About real estate

We offer for sale a semi-detached house of two separate units. This is a new building located in a prestigious and quiet area of Prague 6 - Nebušice, near the International School of Prague.

Each unit is designed as a separate family house with its own entrance, 5+kk layout with a total floor area of 183.8 sqm on a plot of 432.5 sqm or 392.5 sqm. Each of the units has 1 garage space and 2 parking spaces on the plot.

On the ground floor you will find the entrance hall, which is connected to the living room with kitchen and dining area (37 sqm). There is also a laundry room (4,5 sqm), a pantry (3,7 sqm), a workshop, a garage (28,3 sqm) and a toilet with urinal and bidet. From the living room you can reach the terrace, which is connected to a landscaped garden with a pool of 7x3 m.

On the first floor there are 4 bedrooms, 2 of which have en-suite bathrooms with shower and toilet. The other 2 bedrooms each have their own dressing room and a shared bathroom with bath, toilet with bidet and urinal. All bedrooms on the 1st floor are air-conditioned. High quality materials have been used in the construction of the house to a high standard.

The garden is fully realized including ornamental trees, shrubs and offers privacy and pleasant relaxation by the pool.

Technical description of the equipment and materials used: Facade masonry VANDERSANDEN, facade system BAUMIT, baked tiles NELSKAMP SIGMA, plastic windows with German profiles Veka, roof insulation with polyurethane foam TECHNOFOAM, chimney SCHIEDEL, gas boiler VAILLANT, floor heating GABOTHERM, floor covering MEISTER, large-format tiles CIFRE CERAMICA, HANS GROHE and LAUFEN furnishings, interior doors and skirting boards, TOSHIBA air conditioning, JABLOTRON security system, video telephone, HÖRMANN garage door, preparation for external blinds / shutters, preparation for camera system, preparation for PV system, Schmid fireplace, 7x3 m swimming pool with counter-current and salt water, Hunter irrigation system, BEST interlocking tiles.

Nebusice offers complete civic amenities, shops, restaurants, schools including the International School of Prague, kindergartens and a wide range of sports activities. There is also a health centre, pharmacy, supermarket Albert. The centre of Prague is 20 minutes away by car and the airport is only 10 minutes away.