



🏠 241 m<sup>2</sup> 📄 Lhotákova, Praha 8 - Libeň 🏠 39 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7173</b>	Price	<b>39 900 000 CZK</b>
Address	<b>Lhotákova, Praha 8 - Libeň</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>241 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>804 m<sup>2</sup></b>
Built up area	<b>119 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>Partly</b>	Garage	<b>2</b>
Terrace	<b>Yes</b>	Cellar	<b>Yes</b>

## About real estate

We exclusively offer a family house with above-standard equipment, 4+kt and usable area of 241 sqm with land 804 sqm. The property is located in a quiet residential area with good transport accessibility.

The main entrance to the house and the entrance to the garage is from Lhotákova Street. The house is adjacent from the northeast side to another family house and together they form a semi-detached house.

The house itself consists of a ground floor, which has an entrance area, a garage for two cars, a technical background house, cloakroom, main lounge area (kitchen, dining room, living room, conservatory), toilet and staircase to the first floor. On the first floor there is a bedroom with a dressing room and the main bathroom with toilet, bath and shower, another room with bathroom and toilet and a study.

The conservatory on the ground floor is connected to the outdoor garden by a 37 sqm terrace. Next to the terrace there is Japanese pond with overflows. Under the terrace there is a rainwater tank, technology for whirlpool and space for garden tools.

Exceptional materials and very superior furnishings are used throughout the house. Stone granite floors and tiles decorate the cashmere white on the ground floor of the house, brown antique on the first floor of the house. The wood used is wenge and ebony wood - makasar - either matt lacquered (tiles and floors) or with a high gloss on furniture and appliances in the kitchen. The kitchen is made of granite slabs that are specially brushed and fired. All complemented with appliances from the company Gaggenau. A glass staircase is accompanied by a glass handrail, glass doors with retarders give light to stand out in the various angles of incidence on the natural materials used in the property. Built-in light bars in the interiors, illuminated staircase, illuminated conservatory with ready whirlpool makes the interior a unique space. The illuminated granite wall in the living area of the house is made with the same technology as the onyx wall in Villa Tugendhat. Everything is acoustically connected and awaiting the installation of Bang Olufsen speakers. The bathrooms are also made to a high standard, glass or Corian washbasins are available. The shower cubicle in the main bathroom consists of glass tube with connection to a light source. The furnishings are already fitted in the house or ready for installation.

The house has underfloor heating, gas on the ground floor, electric on the first floor, supplemented by heating registers. The house has air conditioning.

There is a heated driveway at the entrance with a Hörmann rolling gate to the property, in front of the garage is a shelter made of glass or polycarbonate garage door from Hörmann.

In the garden there are facilities created for a summer kitchen including seating, a stylish wine cellar is also included. The garden is connected to the public green space.

Prague 8 - Libeň is a dynamically developing area with excellent transport accessibility to the centre of Prague. Thanks to the proximity of the Palmovka metro station, tram and bus lines, you can reach the heart of the city in just 15 minutes. In the vicinity you will find all civic amenities including shops, restaurants, schools and medical facilities. Libeň also offers plenty of greenery in the form of parks and quiet zones for relaxation, making it an ideal place for comfortable and convenient living.

For more information or to arrange a tour, please contact us.