



🏠 261 m<sup>2</sup> 📍 Na Výsluní, Tuchoměřice, Praha-západ, Central Bohemia 💰 27 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                 |  |                                    |                                 |
|-----------------|--|------------------------------------|---------------------------------|
| Order number    | <b>N7162</b>   | Price                              | <b>27 500 000 CZK</b>           |
| Address         | <b>Na Výsluní, Tuchoměřice, Praha-západ, Central Bohemia</b> | Type                               | <b>Houses</b>                   |
| Category        | <b>Family House</b>  | Usable area                        | <b>261 m<sup>2</sup></b>        |
| Number of rooms | <b>4 rooms</b>   | Land area                          | <b>1 135 m<sup>2</sup></b>      |
| Garden area     | <b>935 m<sup>2</sup></b>                                     | Energy performance of the building | <b>A - Extremely economical</b> |
| Device          | <b>Yes</b>   | Parking                            | <b>Yes</b>                      |
| Garage          | <b>Yes</b>   | Loggia                             | <b>27 m<sup>2</sup></b>         |

## About real estate

We offer for sale a beautiful stylish two-storey family house 5+kt in Tuchoměřice on a plot of 1135 sqm. The house is located on a hill in a quiet residential location with panoramic views of Tuchoměřice and the surrounding countryside. It was built in 2010 and received a nomination in the Building of the Year competition and also a nomination in the category 'Low energy house for living in wood construction technology'.

Most of the first floor area is designed as an open and connected living space, in which the living room with dining room and kitchen (56 sqm), loggia (27 sqm), conservatory (17 sqm) and atrium (26 sqm) are seamlessly connected. The common living area is equipped with stylish fireplaces and custom-made furniture in line with the character of the house. There is a private area at the back. The master bedroom (17 sqm) with a library (5 sqm) opens onto the atrium through glass doors, there is also a study (6 sqm), a bathroom (10 sqm), a spacious dressing room (12 sqm), a utility room and a separate toilet (3 sqm). A circular cast-iron staircase located in the living room connects this floor with the lower floor, where there are two bedrooms (15 and 21 m<sup>2</sup>), a bathroom (5 sqm) and a utility room. In its lower part is the entrance to the detached garage (42,3 sqm) with space for two cars, with a toilet with sink and a utility room that can be used as a cellar.

Technical parameters - hot air heating, heat recovery, heat pump, solar panels; own drilled well (depth 28 m) water is used for irrigation and flushing toilets; rainwater retention tank, automatic irrigation system; wooden mosaic floors made of tropical wood, tiles and tiles Spanish ceramics; wooden flooring in the living room, kitchen and dining room made from floorboards from a Baroque house in Hradčany Square approximately 300 years old; wood-aluminium windows with triple glazing; the exterior walls are covered on the interior side with a clay plaster about 7 cm thick in a wooden grid, this construction contributes to improving the moisture balance in the interior; the roofing structure is double-skinned, the upper shell is a green roof.

Civic amenities in Tuchoměřice - primary school, kindergarten post office, doctors, restaurants and shops, possibility of larger shopping - OC Šestka near the airport and Lidl Horoměřice. International schools and kindergartens in Nebušice and Prague 6. Relaxation and sports facilities - equestrian complexes in Tuchoměřice, Lichocevs, Pazderna and Přední Kopanina, (allowing horse stabling and basic equestrian training); cycling and hiking trails; swimming pools in Suchdol in Prague 6, in Slane and in Kladno. Numerous historical monuments, some of which I mention - Tuchoměřice Castle, Okoř Castle, Levý Hradec, Romanesque rotunda at Přední Kopanina, church in Černovičky where Gothic wall paintings were discovered. Excellent transport connections by bus to the metro in Prague 6 and a few minutes by car from the international airport Václav Havel.