



🏠 155 m<sup>2</sup> 📖 Křemenáčová, Praha 22 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**  
PROJECT MANAGER

sarka.ticha@luxent.cz  
+420 734 445 445

Order number	<b>N5144</b>	Price	<b>Sold</b>
Address	<b>Křemenáčová, Praha 22</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>155 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>455 m<sup>2</sup></b>	Built up area	<b>95 m<sup>2</sup></b>
Floor area	<b>155 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>1</b>	Parking	<b>1</b>
Terrace	<b>25 m<sup>2</sup></b>	Year of construction	<b>2018</b>

## About real estate

We exclusively offer a newly built two-storey family house in a small project of two family houses Villa Pitkovice. Both houses are built in modern architecture on a 452 sqm plot. So far, visualizations have been used, photographs are being prepared. The houses were completed in 2019. From the top floor there is a pleasant panoramic view of the surrounding countryside. The property is well built to the smallest detail, including irrigation systems, tree planting, exterior finishing. Floor area of each house is 155 sqm, built-up area 95 sqm. On the upper floor of the house there are three bedrooms, two bathrooms, study and laundry; living room with dining area and kitchenette on the ground floor; technical and storage facilities. There is also a garage for one car on the ground floor. There is a second parking space on the property.

The construction of the house is made of porotherm on a reinforced concrete foundation, insulation of the walls is 12 cm. Windows - triple, folding, oak. Oak doors, entrance security. Italian ceramics "Imola", Laufen sanitary ware in bathrooms. Heating by condensing boiler, radiators and floor. The houses are equipped with kitchen and interior lighting. Garden based, automatic irrigation, outdoor lighting. The outdoor terrace is 25 sqm wide and decorated with Italian 60 x 60 cm ceramic tiles. Popular location with quick access to Prague, Čestlice and Průhonice shopping areas - 600 m.