



🏠 232 m<sup>2</sup> 📖 Lukavského, Praha 5 - Košíře 🏠 37 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

Order number	<b>N7652</b>	Price	<b>37 500 000 CZK</b>
Address	<b>Lukavského, Praha 5 - Košíře</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>232 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>238 m<sup>2</sup></b>
Floor area	<b>232 m<sup>2</sup></b>	Garden area	<b>180 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Device	<b>No</b>
Parking	<b>2</b>	Garage	<b>2</b>
Terrace	<b>50 m<sup>2</sup></b>	Cellar	<b>14 m<sup>2</sup></b>
Lift	<b>No</b>		

## About real estate

We offer for sale a two-storey townhouse apartment 6+kt with a floor area of 232 sqm with three terraces (50 sqm), a garden (100 sqm) and a playground (80 sqm), where there is a possibility to build a residential annex and extend the layout with an additional bedroom, winter garden or wellness with sauna. The south-facing townhouse is part of the Arboreum project, in an attractive location, elite environment close to the Cibulka forest park and in total privacy. There are two parking spaces in the garage and two cellars with a total size of 14 sqm.

On the upper floor there is an entrance hall with a dressing room, three bedrooms, two bathrooms (shower, bath, toilet, bidet), a storage room, another dressing room and two terraces.

The lower floor includes a spacious living room with kitchenette, wooden fireplace and dining room (62 sqm), a guest room, a bathroom (shower and toilet), a pantry, a utility room and a second living room with fitness room (35 sqm). The POGGENPOHL stone kitchen is fully equipped with all appliances. Large French windows ensure plenty of light and airiness. From the living area there is access to the terrace, garden or private playground.

Wooden bamboo floors, ceramic tiles in the bathrooms and Villeroy&Boch furnishings, wooden facade.

The unobtrusive apartment with the parameters of a townhouse and a garden with mature thujas with a height of 7 meters ensures plenty of silence and privacy. Heating is provided by a central gas boiler (possibility to change to own heat pump and solar panels). The great layout meets all the requirements for comfortable and modern living.

A sought-after location close to the centre and yet within easy reach of nature thanks to the Košíře-Motol park. There is flood safety and a full range of amenities nearby, excellent Greek restaurant and cafe within walking distance. A kindergarden or primary school is only 200 m from the house, nearby is the Gymnasium Nad Kavalírkou or international schools (DSP, LFP). Great transport access to the center of Prague or the airport (20 min.). Bus stop is very close. In this location you will also find sufficient opportunities for leisure activities and sports (tennis courts, golf course, squash park).