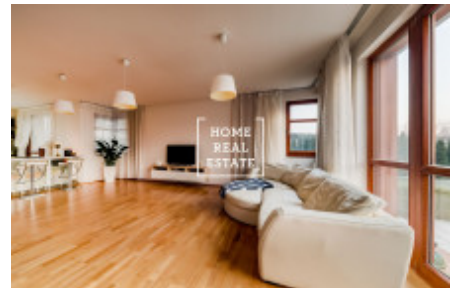




# Sale house family, 294 m<sup>2</sup> - Kozáková, Praha 10



Kozáková 175/18, Praha - Pitkovice



«Home Real Estate» with the exclusive mandate from the owner offers to buy a luxury stand-alone 6-bedroom 2-parking place family home from 2009 with the full area of 294 m<sup>2</sup>, situated in a very frequented and actively developing location Prague 10 - Pitkovice. This two-storey house in Pitkovice is perfect for a big family. Situated on the land with the full area of 752 m<sup>2</sup>, house includes living room with fireplace in kitchen unit and with access to garden and wonderful open-air kitchen. The house first floor layout also features a room, WC and 2 parking places. The second floor includes 4 spacious rooms with two bathrooms and a dressing room. Rooms have access to balcony and terrace. Brick family home is equipped with Porotherm system that guarantees healthy high-quality living. Porotherm solutions meets the highest demands on both masonry and housing quality. This house project won the prestigious awards Dům roku (The House of the Year) and Top dům (Top House). The developer is CENTRAL GROUP, a.s. Technical equipment Wooden windows, wooden floors, electric window roller shutters, electronic security system MAXI connected with the central security service, central vacuum system. Central gas heating, floor heating in the main bathroom. Public amenities There is a freshly opened modern elementary school just near the house, and a wide range of schools and services in the nearby districts Průhonice a Uhřetěves. Pitkovice is a Prague district situated in the South-East of the city, close to the Botič-Milíčov nature park and the Průhonice park and castle (one of the most significant castles in Czech Republic). The park and its plant collection is a UNESCO World Heritage site since 2012. Čestlice district nearby offers a lot of international retail chains (Makro, Kika, Albert, Bauhaus), Spektrum shopping mall and car showrooms. You can also find the biggest aquapark in Europe here, the Aquapalace Praha.

- 17 minutes to Wenceslas Square by car (17 km)
- 3-minute work to bus stop - lines. 213 and 906
- 10 minutes to metro station Háje (line C) by bus
- 3 minutes to Uhřetěves, Průhonice by car

Utilities are 7.500 CZK monthly for a 4-person family. The full area of the land is 752 m<sup>2</sup>, built-up area is 165 m<sup>2</sup>, inner floor area is 236 m<sup>2</sup>, summer terrace with kitchen area is 27 m<sup>2</sup>, other terraces and balconies full area is 31 m<sup>2</sup>. Are you interested in a viewing? Just fill in the form below and we will contact you as soon as possible and arrange a suitable date for you.

ID	<a href="#">35544</a>	Offer	Sale
Group	Family	Furnished	Furnished
Location	Kozáková 18, Praha 22, Česko	Ownership	Personal
Usable area	294 m <sup>2</sup>	Parking	Yes
City	<a href="#">Prague</a>	District	<a href="#">Praha 10</a>
City district	<a href="#">Pitkovice</a>	Status	Realized