



# **Sale house family, 206 m<sup>2</sup> - Dražická, Újezd nad Lesy**



Home Real Estate, in exclusive representation, is offering for sale a beautiful family house (5+1) located in a quiet and picturesque residential villa district of Prague 21 - Újezd nad Lesy.

The property's highlight is its location at the edge of a one-way street and a mature garden with a swimming pool and numerous fully-grown trees, providing both privacy and a sense of living surrounded by nature.

Key features:

- 5+1 layout
- Garage + outdoor parking
- Winter garden
- Mature garden with landscaping (renovated in 2024)
- Swimming pool with heat pump and cover
- Barbecue terrace with gas grill
- Security system, alarm, and electric gate

Layout:

- Ground floor (1st level):
- Covered garage
- Entrance hall + guest WC
- Small cloakroom (no. 1)
- Spacious living room with electric fireplace and access to the winter garden
- Separate kitchen with pantry
- Dining room with access to the kitchen and winter garden
- Winter garden with access to terrace and barbecue area

First floor (2nd level):

- Staircase + hallway
- Large walk-in closet (no. 2)
- Bedroom 1 / children's room or study
- Bedroom 2 / master bedroom
- Bedroom 3
- Bedroom 4
- Bathroom 1 with shower, WC, washbasin, and window
- Bathroom 2 with shower, bathtub, double sink, bidet, WC, washer & dryer
- Attic access (storage space)

Bathrooms and toilets:

- 3x WC
- 2x showers
- 1x bathtub
- 1x bidet

Recent renovations and upgrades:

- Garden landscaping & paving (2024)
- Brand-new bathrooms with tiles & sanitary ware (2024)
- New flooring (2024)
- New BRÖTJE gas boiler (2023)
- New electric fireplace (2024)
- New interior doors (2024)

Property size:

- Built-up area: 136 m<sup>2</sup>
- Floor area: 270 m<sup>2</sup>
- Usable living area: 206.5 m<sup>2</sup>
- Paved terraces & walkways: approx. 130 m<sup>2</sup>
- Garden/green area: approx. 543 m<sup>2</sup>

This property is an excellent choice for a large family, offering plenty of interior and exterior space, a swimming pool, and beautiful mature pine and fruit trees.

Location:

The house is located in a quiet and family-friendly street with playgrounds, bike paths, the V Panenkář forest park, and the Cyrilov nature reserve nearby. Újezd nad Lesy (Prague 21) is a residential district of Prague with full civic amenities - post office, schools, kindergartens, restaurants, healthcare, shops, and supermarkets.

- To Prague city center in 30 minutes by public transport
- By car in 20 minutes after the completion of the new bypass in 2027
- Bus stop Druhanická within walking distance

Price: CZK 23,000,000 incl. legal services and complete furnishings.

The price includes all equipment, furniture, kitchen with appliances, and garden accessories.

For more information and to arrange a viewing, please contact the real estate agent or fill out the form below.

Viewings are available also on weekends - we will be happy to assist you!

ID	<u>36748</u>	Price per m <sup>2</sup>	94 661 Kč
Price	19 500 000 Kč	Offer	Sale
Group	Family	Furnished	Furnished
Location	Dražická	Usable area	206 m <sup>2</sup>
Floor	0 - Floor	City	<u>Prague</u>
District	<u>Újezd nad Lesy</u>	City district	<u>Újezd nad Lesy</u>
Status	On sale		