Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Dmitrii Poliakov
+420 774 480 451
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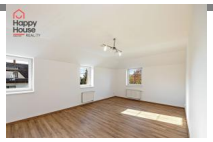







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Prestigious 5+1 Family Home (287 sqm) with Generous Private Garden (1 124sqm) and Double Garage, Prague-west, Ořech, K ovčínu street





23 999 000,00 CZK

incl legal services and real estate agency commission

layout :	5+1 - 4 bedrooms	Celková užitná plocha :	287
city :	Ořech	town quarter :	
district :	Ořech	street :	K Ovčínu
number of rooms :	6	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, terrace, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	D - Less economical

We offer for sale a spacious 5+1 family house with a usable area of approximately 287 sqm, situated in a quiet residential area of Ořech on the western outskirts of Prague. The property offers an exceptional combination of generous living space, privacy, an extensive garden and convenient access to the capital. The heart of the ground floor is an impressive living room with a fireplace, measuring approximately 35.24 sqm, with direct access to the garden, creating a natural centre for family life and entertaining. It is complemented by a spacious kitchen with dining area of 31.05 sqm. An additional room of approximately 19.32 sqm offers flexible use as a home office, guest room or separate bedroom. A bathroom, separate toilet and practical entrance areas complete the ground floor. The upper floor is designed as a private and peaceful zone with three spacious bedrooms. Two identically designed bedrooms, each measuring 24.05 sqm, have their own separate walk-in wardrobes of 6.65 sqm. The master bedroom, measuring 35.24 sqm, features a balcony with pleasant views of the surrounding greenery. A bathroom with toilet provides additional comfort on this floor. One of the property's greatest advantages is its total land area of 1,324 sqm. The dominant part is the 1,124 sqm garden, offering a high degree of privacy and ample space for relaxation, family activities and outdoor entertaining. The house occupies a building plot of 154 sqm, while the detached garage stands

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on a separate building plot of 46 sqm. The main part of the garden is oriented approximately west to northwest. Direct access from the living area to the garden and adjoining terrace naturally extends the interior into the outdoor space, creating an attractive setting for summer dining, entertaining and relaxation. A major benefit of the property is its exceptionally peaceful residential setting. The house provides plenty of privacy while remaining in close contact with nature. Nearby is the Ovčí Boudy forest park, featuring a picnic area, fire pit, children's playground, skatepark and arboretum. The surrounding area also offers the Museum of Czech Christmas and Honey as well as a pétanque court. Ořech is a sought-after choice for those who wish to live surrounded by greenery and away from the bustle of the city while maintaining convenient access to Prague. The bus connection to Luka Metro Station (Line B) takes approximately 14 minutes, while Prague is also easily accessible by car. The practical features of the property include a detached double garage, a security system that can be divided into individual zones and connected to a CCTV system, as well as a structured data network with preparation for a server solution. Heating is provided by a gas boiler. Energy Performance Certificate: Class D. An exceptional opportunity for buyers seeking a representative family home with an extensive private garden and nature, while remaining within easy reach of Prague.