

## House Four-bedroom (5+kk)

€ 619 752 | CZK 15 500 000

221 m², Mladá Boleslav, Mladá Boleslav, Jemníky

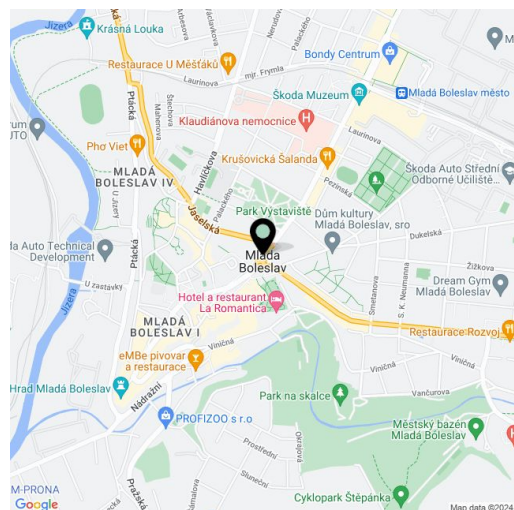


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Total area	221 m²
Plot	838 m²
Foot print	144 m²
Floor area	184 m²
Terrace	37 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	104937



This new construction of the passive Moonglade I family house is part of the U Boží vody intimate project, which consists of a total of 9 houses equipped with the latest technologies. The project is being built right next to the Chlum nature park in the small village of Jemníky on the outskirts of Mladá Boleslav. The proximity of this city and the easy connection with Prague will make it possible to have all services within easy reach and at the same time to live surrounded by nature.

The layout of the ground floor consists of a more than 40-meter living room with a kitchen and dining room, a study/guest room, a separate toilet, a dressing room, a utility room and an anteroom. From the entrance there will be a nice view to the garden terrace accessible from the living room. A designer wooden staircase will also lead from it to the first floor where the master bedroom with walk-in wardrobe and en-suite bathroom, 2 further bedrooms, central bathroom, dressing room and hallway will be located.

The construction of the house is very fast thanks to the chosen structural solution, complete finalization takes 5 months. The passive standard and design in above-standard quality will guarantee an optimal temperature in the house and a supply of fresh air throughout the year at very low operating costs. The purchase price includes solar panels, batteries, heat pump, recuperation, cooling with the Jablotron Coolbreeze system, underfloor heating, three-layer wooden floors made of European wood from a Czech manufacturer, large windows with triple glazing and exterior blinds. All technology will be managed by the Loxone Smart Home intelligent home system. After approval, the new owner will receive CZK 535,000 from the New Green Savings program. The group of houses will have its own entrance, separated from the road by a noise wall.

The place, surrounded by breathtaking nature consisting mainly of deciduous forests, is located just a short distance from the edge of Mladá Boleslav, the bus ride to the center takes only 15 minutes. Schools, medical services, shopping possibilities and opportunities for cultural enjoyment are all within a short driving distance. The village of Jemníky also has a convenient location for regular trips to Prague, which is now about 30 minutes away by car.

Usable area 158.6 m², garage 25.6 m², terrace 36.6 m², plot of your choice 815-838 m².

For more information, please visit the project website [www.ubozivody.cz](http://www.ubozivody.cz).

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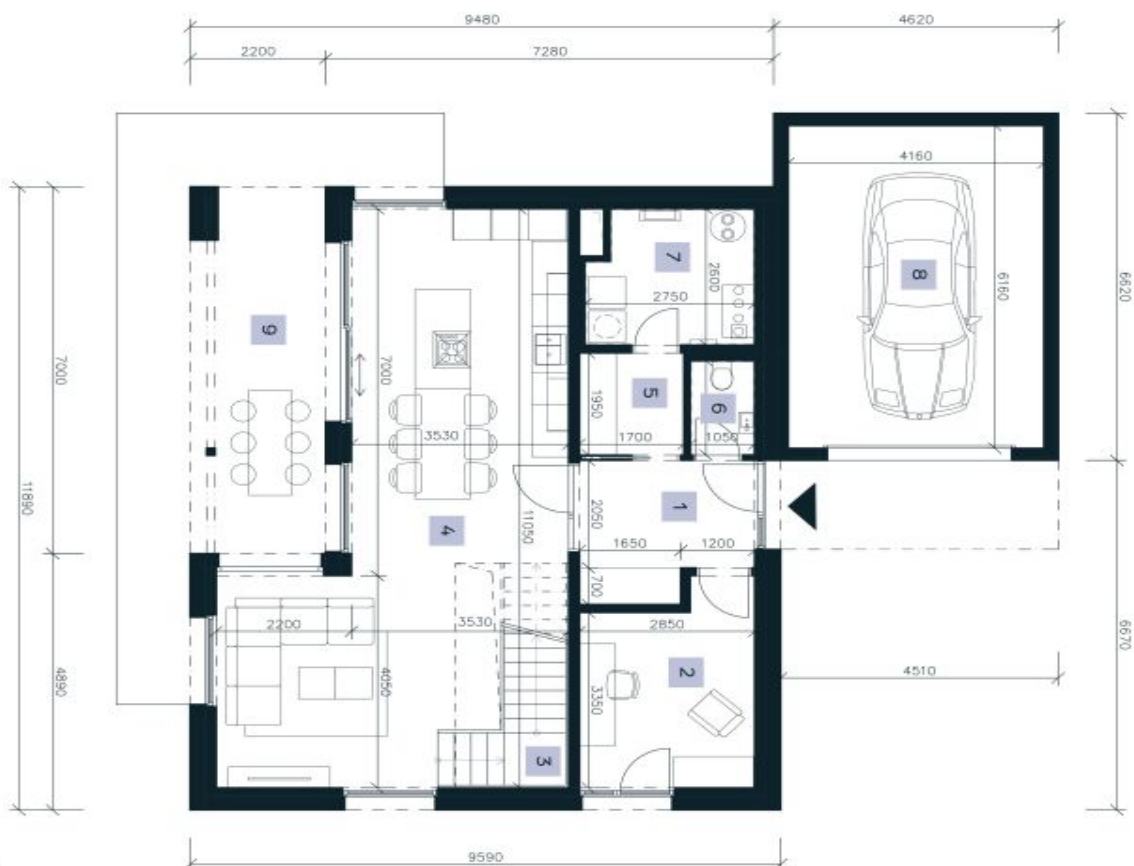
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Space I	
Počet podlaží Number of floors	2
Dispozice Layout	5 + Kk 4 bdrm
Zastavěná plocha Built on area	144 m²
Užitná plocha domu (bez terasy) Usable interior area (excluding terrace)	184,2 m²

1. NP	
1st floor	
1 Zádveří Entrance hall	7,0 m²
2 Kancelář Office	10,3 m²
3 Schodiště Stairs	5,8 m²
4 Obývací pokoj + Kk Living room and kitchen	42,0 m²
5 Šatna Cloak room	3,3 m²
6 WC WC	1,9 m²
7 Technická místnost Technical room	6,9 m²
8 Garáž Garage	25,6 m²
Užitná plocha 1. NP Usable area of the 1st floor	102,8 m²
9 Terasa Terrace	36,6 m²



U BOŽÍ VODY

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**Space I**

**2. NP**  
2nd floor

1	Pokoj Bedroom	11,8 m²
2	Chodba Hallway	8,8 m²
3	Pokoj Bedroom	15,2 m²
4	Šatna Closet	5,5 m²
5	Ložnice Bedroom	17,1 m²
6	Koupelna s toaletou Bathroom and toilet	7,7 m²
7	Koupelna s toaletou Bathroom and toilet	11,8 m²
8	Šatna Storage closet	3,5 m²
<b>Užitná plocha 2. NP</b> Usable area of the 2nd floor		<b>81,4 m²</b>



**U BOŽÍ VODY**

Proznaná: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v podrobnosti (kuchynská linka, elektrická spotřeba, atd.) není součástí studie. Rozsah dodání, specifikace konstrukce povrchové úpravy a systémů (např. speciální výtahy) budou dle budoucího kupní smlouvy.

Note: The areas of the individual rooms are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery design specifications, final surfaces, and equipment are specified in the addendum to the future purchase contract.

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