

## House Four-bedroom (5+kk)

€ 632 886 | CZK 15 800 000

236 m<sup>2</sup>, Mladá Boleslav, Mladá Boleslav, Jemníky

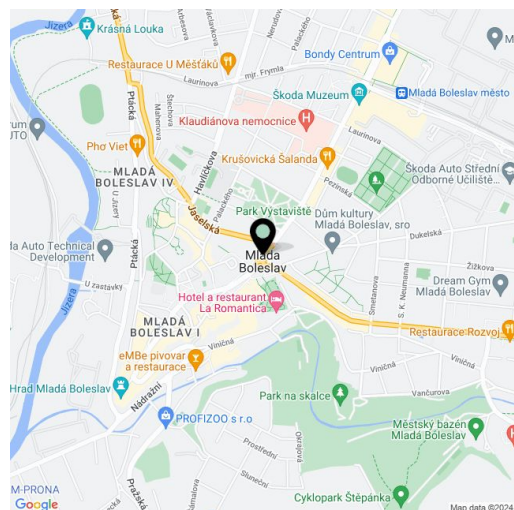


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Total area	236 m²
Plot	838 m²
Foot print	152 m²
Floor area	200 m²
Terrace	37 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	104939



This sustainable Space II family house in the passive standard is currently being built as part of the U Boží vody project. This project with a total of 9 houses is located directly next to the Chlum nature park in the small village of Jemníky on the outskirts of Mladá Boleslav. Proximity to the city and easy connection to Prague will make it possible to have all services within easy reach and at the same time to live surrounded by nature.

The ground floor will consist of an almost 60-meter living room with a kitchen and dining room, lit from three sides, as well as a study/guest room, a separate toilet, a walk-in wardrobe, a utility room and an anteroom. From the entrance, a nice view opens up to the garden terrace accessible from the living room. A designer staircase will also lead from it to the first floor, where the master bedroom with a walk-in wardrobe and en-suite bathroom, 2 other bedrooms, a central bathroom, a dressing room and a 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 174.1 m², garage 25.6 m², terrace 35.5 m², plot of choice 815-838 m².

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

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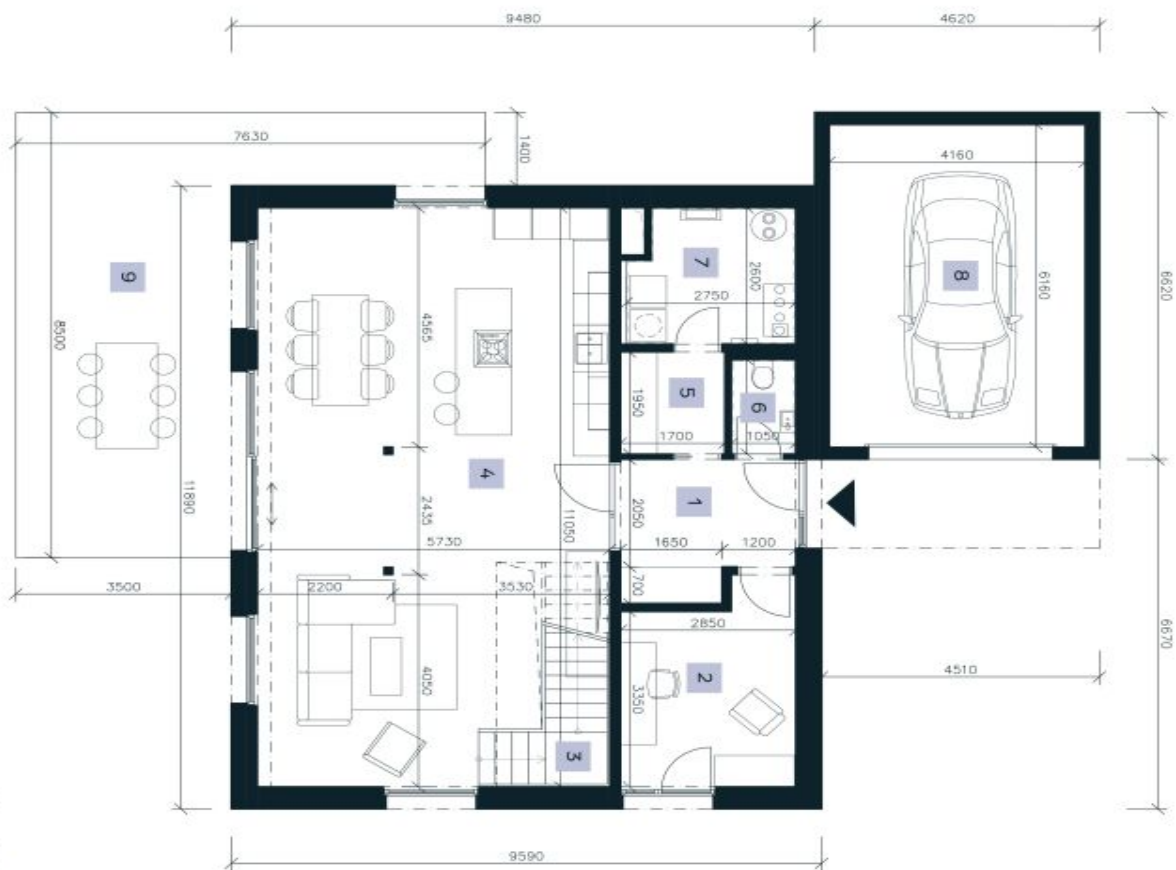
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Space II	
<b>Počet podlaží</b> Number of floors	<b>2</b>
<b>Dispozice</b> Layout	<b>5 + Kk</b> 4 bdr/m
<b>Zastavěná plocha</b> Built on area	<b>152 m²</b>
<b>Užitná plocha domu (bez terasy)</b> Usable interior area (excluding terrace)	<b>199,7 m²</b>

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	57,5 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
<b>Užitná plocha 1. NP</b> Usable area of the 1st floor	<b>118,3 m²</b>
9 Terasa Terrace	36,5 m²



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

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Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v podpatku (nástěvek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí nabídky. Rozsah dodávky, specifikace konstrukce, povrchové úpravy a systémů (jau, speciální výtahy a přílohy) budou upřesněny až po podpisu 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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