

## House Two-bedroom (3+kk)

€ 491 803 | CZK 12 300 000

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



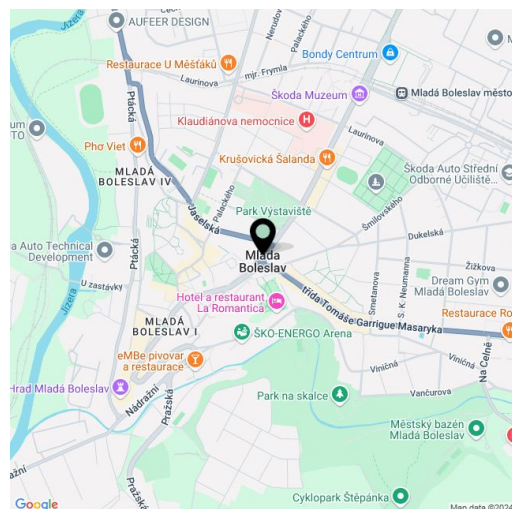


## House Two-bedroom (3+kk)

€ 491 803 | CZK 12 300 000

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

Total area	124 m <sup>2</sup>
Plot	838 m <sup>2</sup>
Foot print	146 m <sup>2</sup>
Floor area	92 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	-
Cellar	-
PENB	A
Reference number	106404



This new construction of the passive Nest 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 house consists of a more than 40-meter living room with a kitchen and dining room, a main bedroom, a study/guest room, a bathroom (with a bathtub and WC), a separate toilet, a utility room, a hall, and an anteroom. All rooms have access to the garden terrace.

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 123.7 m<sup>2</sup>, terraces 25 + 7.2 m<sup>2</sup>, plot of your choice 815-838 m<sup>2</sup>.

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

# House Two-bedroom (3+kk)

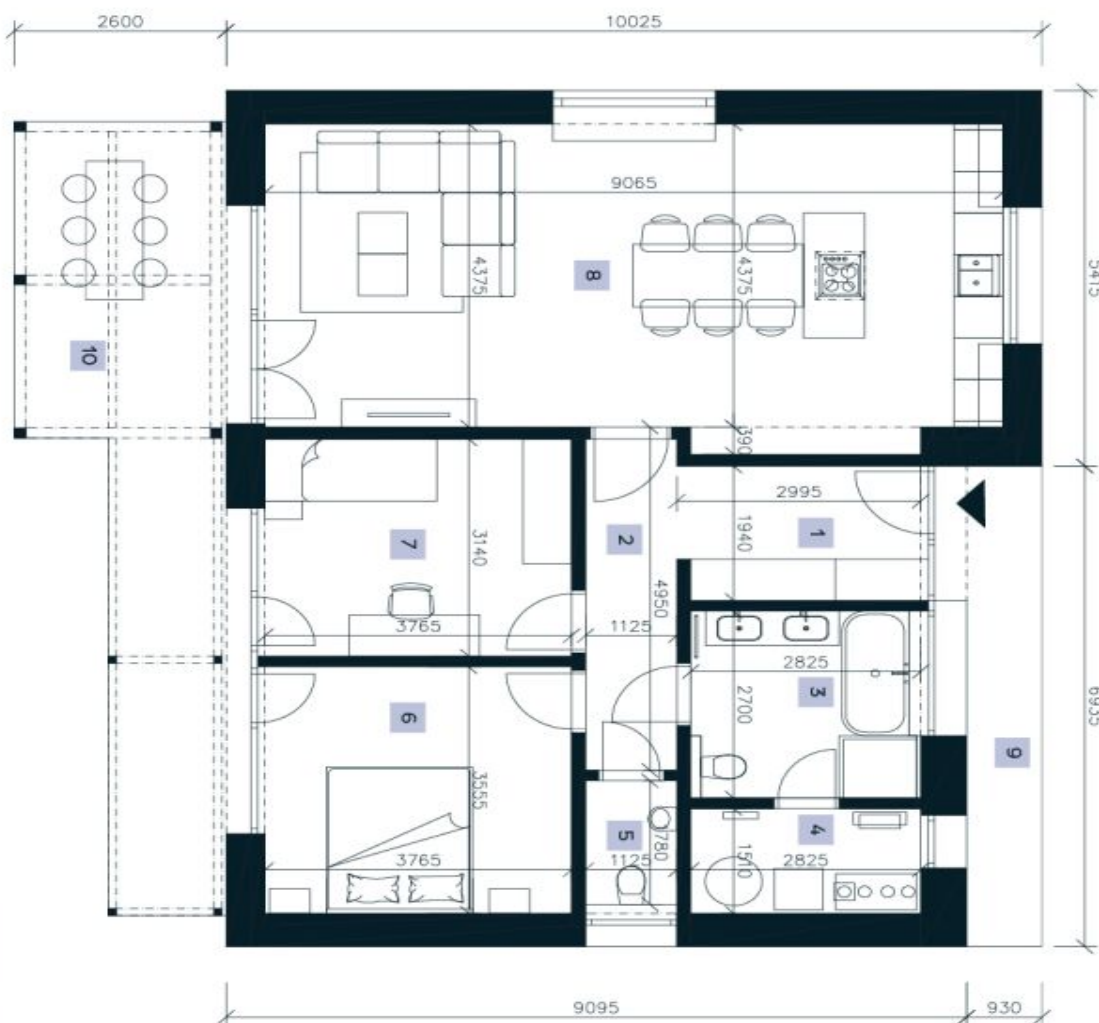
€ 491 803 | CZK 12 300 000

124 m², Mladá Boleslav, Mladá Boleslav, Jemníky

Nest	
<b>Počet podlaží</b> Number of floors	1
<b>Dispozice</b> Layout	3 + Kk 2 bdrm
<b>Zastavěná plocha</b> Built on area	145,7 m²
<b>Užitná plocha domu (facture)</b> Usable interior area (invoice area)	91,5 m²

1. NP 1st floor	
1 Zádveří Entrance hall	5,7 m²
2 Chodba Hallway	5,6 m²
3 Koupelna + WC WC	7,2 m²
4 Technická místnost Technical room	4,3 m²
5 WC WC	2,0 m²
6 Ložnice Bedroom	13,6 m²
7 Pokoj Bedroom	12,0 m²
8 Obývací pokoj + Kk Living room and kitchen	41,1 m²
<b>Užitná plocha 1. NP</b> Usable area of the 1st floor	<b>91,5 m²</b>
9 Terasa Terrace	7,2 m²
10 Terasa Terrace	25,0 m²



U BOŽÍ VODY

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE  
EKSKLUZIVNÍ ZASTOUPENÍ



## House Two-bedroom (3+kk)

€ 491 803 | CZK 12 300 000

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

