



## House Four-bedroom (5+kk)

180 m<sup>2</sup>, Prague 9, Dolní Počernice, Dercsenyiho

Sold

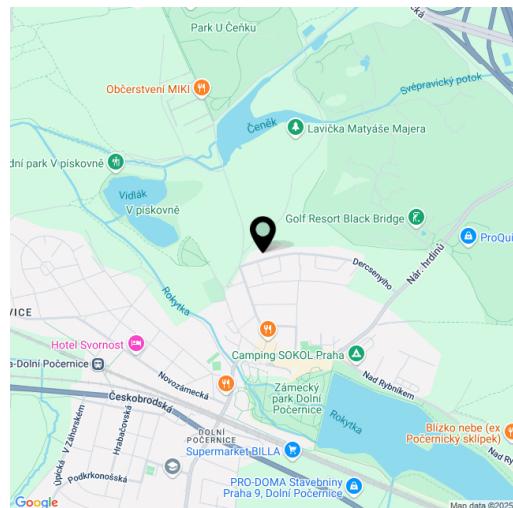




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Total area	180 m <sup>2</sup>
Plot	616 m <sup>2</sup>
Foot print	136 m <sup>2</sup>
Garden	480 m <sup>2</sup>
Floor area	157 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	Parking for 2 cars under a shelter
Cellar	-
PENB	A
Reference number	102001



**This south-facing modern passive house with a large ornamental lake and swimming pool is part of a new development in a nice part of Prague 9, Dolní Počernice, near ponds, a castle park, and a golf course. Easy access to complete civic amenities and the center of Prague.**

The entry level consists of a living room with a kitchen, dining room, and work area, a bedroom with its own bathroom (shower, toilet), a separate toilet, a laundry room, a vestibule, and utility facilities accessible from the outside. Upstairs are 3 bedrooms, a **spacious gallery**, and a bathroom (bathtub, toilet).

The brick house, meeting the parameters of **energy efficiency A**, was built in 2017. The windows are aluminum with insulating triple glazing and electrically controlled **front window blinds**, and the painted doors modified for a passive house are by the **Sapeli** brand. The kitchen is equipped with a **ceramic worktop** and **Bosch appliances in the premium range**, the children's rooms have custom-made furniture. The bathrooms have **Lauten** and **Laufen PRO** sanitary ware and Italian tiles. **Custom lighting** was supplied by PAIRAM, most of the lamps are **dimmable**. The underfloor heating in the entire house is connected to a Wolf gas condensing boiler, a heat pump can be implemented. The house has a **Zehnder recuperation system** that can be controlled by mobile phone. The garden is decorated with a **sophisticated ornamental pond** divided into a pool, an ornamental part with flowers, and another part with fish. **Parking for 2 cars** is provided by a shed with storage space. The entire property is guarded by a **camera system**.

The new residential area is located just a few steps from the **Black Bridge golf resort**, the **V Pískovně nature reserve** and the old part of Dolní Počernice with a castle surrounded by a publicly accessible park. Within a short walking distance, there is a state and private elementary school, a kindergarten, several restaurants, a **riding club**, and other **sports facilities**, including **tennis courts**. Suburban trains provide an excellent connection with the center of Prague. There is a bus stop not far from the house, and you can quickly get to the Prague Ring Road by car.

Usable area 179.72 m<sup>2</sup> (of which interior 156.72 m<sup>2</sup>, terrace 23 m<sup>2</sup>), built-up area 124.07 m<sup>2</sup>, garden 480 m<sup>2</sup>, plot 616 m<sup>2</sup>.