



House Four-bedroom (5+kk)

€ 636 812 | CZK 15 500 000

171 m², Mladá Boleslav, Mladá Boleslav, Jemníky





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Total area	171 m²
Plot	838 m²
Foot print	146 m²
Floor area	149 m²
Terrace	22 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	106406

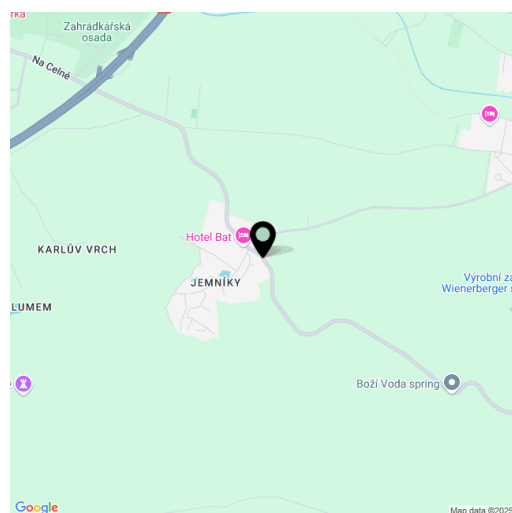
This new construction of the passive Comfort I family house is part of the U Boží vody intimate project, which consists of a total of 9 houses equipped with the latest technologies. The project is being built right next to the Chlum nature park in the small village of Jemníky on the outskirts of Mladá 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 30-meter living room with a kitchen and dining room, a study, a bathroom with a toilet, a utility room, a hall, and an anteroom. The living room have access to the **garden terrace**. A designer **wooden staircase** will lead to the first floor where the master bedroom, 2 further bedrooms, a bathroom with a toilet, 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**. The group of houses will have its **own entrance**, separated from the road by a **noise wall**. We're happy to assist you in applying for a grant under the New Green Savings program, which can provide funding of up to **CZK 500,000**. Please note that the grant amount and availability are subject to the program's current terms and conditions.

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 171.2 m², garage 27.5 m², terrace 21.9 m², plot of your choice 815-838 m².



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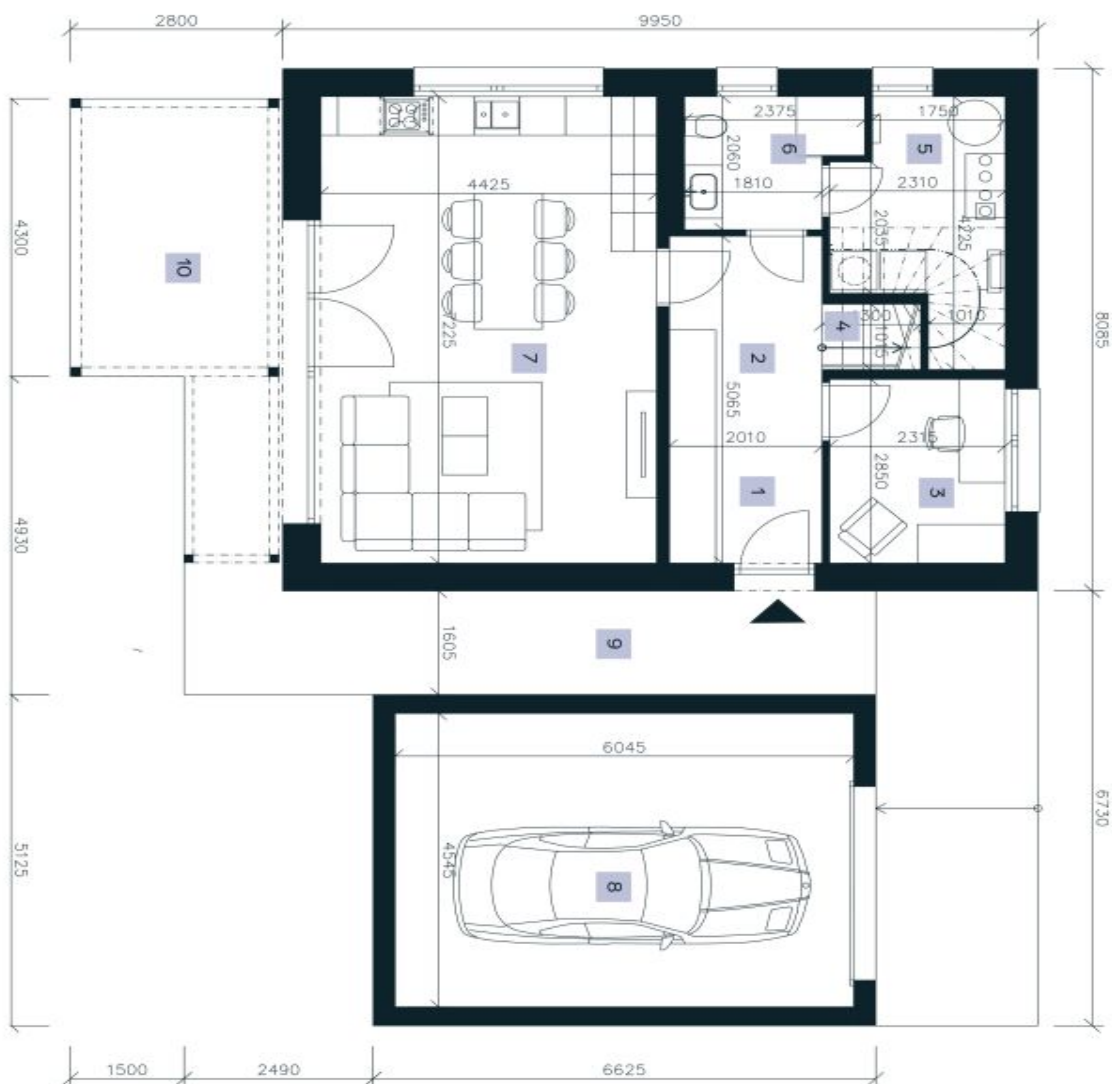
Comfort!

Počet podlaží	2
Number of floors	
Dispozice	5 + kk
Layout	4 bed/m
Zastavěná plocha	145,5 m²
Built on area	
Užitná plocha domu (bez terasy)	149,3 m²
Usable interior area (excluding terrace)	

1. NP

1st floor

- | | | |
|------------------------------|---|---------------------------|
| 1 | Zádvěř
Entrance hall | 3,7 m ² |
| 2 | Chodba
Hallway | 6,5 m ² |
| 3 | Kancelář
Office | 6,6 m ² |
| 4 | Schodiště
Stairs | 5,1 m ² |
| 5 | Technická místnost
Technical room | 7,7 m ² |
| 6 | Koupelna + WC
WC | 4,3 m ² |
| 7 | Obývací pokoj + Kk
Living room and kitchen | 32,0 m ² |
| 8 | Garáž
Garage | 27,5 m ² |
| Užitná plocha 1. NP | | 93,4 m² |
| Usable area of the 1st floor | | |
| 9 | Venkovní průchod
Outdoor passage | 10,6 m ² |
| 10 | Terasa
Terrace | 21,9 m ² |



U BOŽÍ VODY

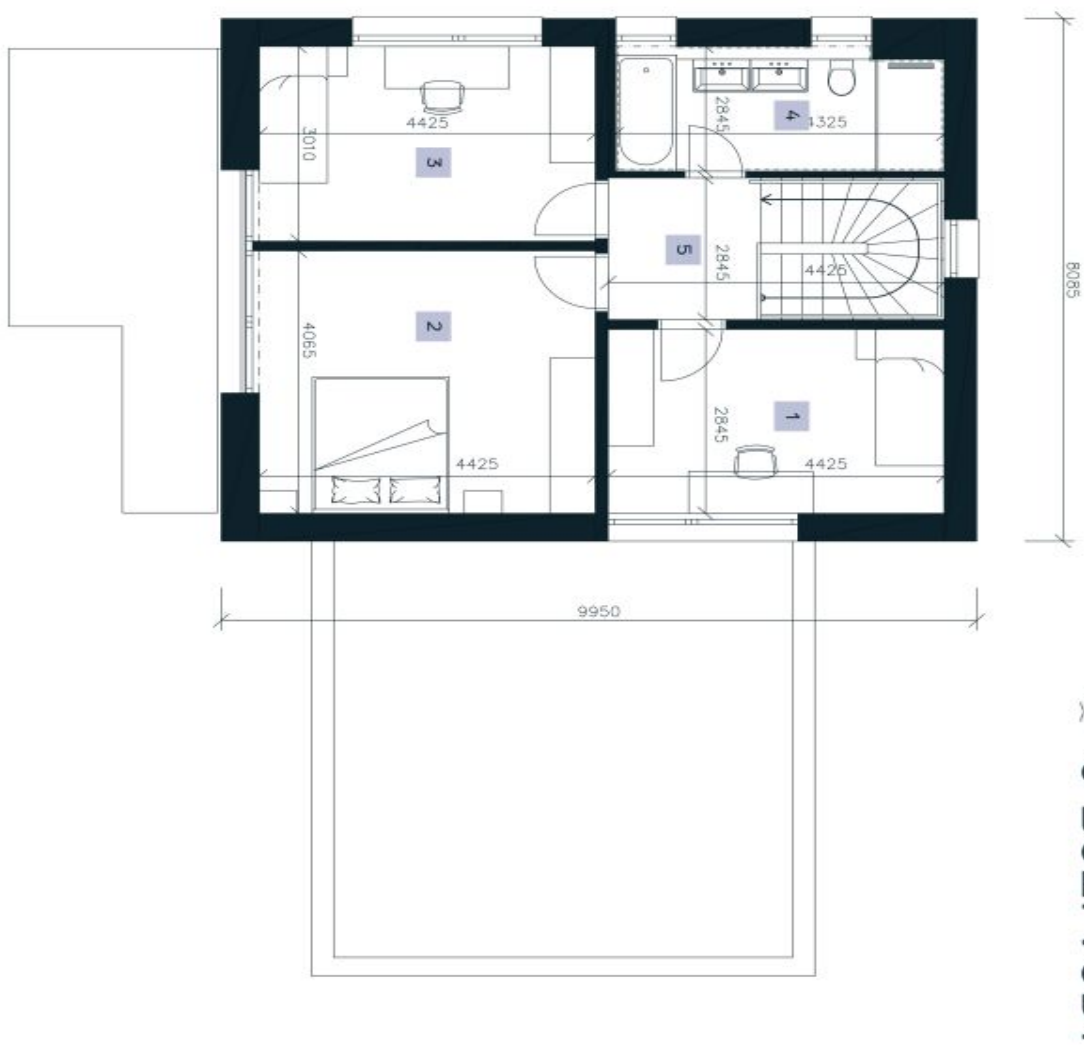
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Comfort!

2. NP

1	Ložnice Bedroom	12,6 m ²
2	Pokoj Bedroom	18,0 m ²
3	Pokoj Bedroom	13,3 m ²
4	Koupelna + WC WC	7,6 m ²
5	Chodba Hallway	4,4 m ²

Užitná plocha 2. NP **55,9 m²**
Usable area of the 2nd floor



Notes: 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, finish surface, and equipment are specified in the addendum to the future purchase contract.



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