



House Five-bedroom (6+kk)

€ 1 479 047 | CZK 36 000 000

367 m², Praha-západ, Jesenice, Kafková





House Five-bedroom (6+kk)

€ 1 479 047 | CZK 36 000 000

367 m², Praha-západ, Jesenice, Kafková

Total area	367 m²
Plot	1 056 m²
Foot print	282 m²
Garden	774 m²
Floor area	330 m²
Terrace	37 m²
Parking	Garage and three parking spaces on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	108207

This family house with an outdoor pool and a garden guest house is surrounded by a large garden in a quiet residential neighborhood in the town of Jesenice. The location is less than 500 meters from a prestigious international school, within walking distance of the Průhonice Castle Park, and offers excellent accessibility to Prague.

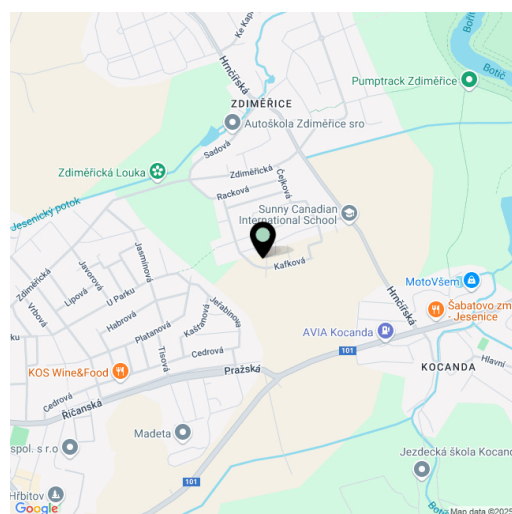
On the ground floor of the house, there is a living room with a dining area and open plan kitchen, a pantry, an office, a separate toilet, a laundry room, a utility room, an entrance hall, and a vestibule directly accessible from the **garage**. The upper floor features a master bedroom with an en-suite bathroom and **walk-in closet**, three additional bedrooms, a central bathroom with a bathtub, and a staircase hallway. Three of the bedrooms have access to a **terrace** overlooking the **garden**. In the garden, there is a **guest house** with a living room, fully-equipped kitchen, bedroom, bathroom (shower, toilet), and **private terrace**.

The house was built in 2017. The upper floor is **air-conditioned**, while the ground floor has **underfloor heating**. The living room also features a **steam fireplace**. The floors are laminate and tiled, and the windows are aluminum with triple glazing. The kitchen is equipped with Bosch appliances, including a dishwasher, induction cooktop, microwave cooktop and an American-style refrigerator with an **ice maker**. The house is heated by **the heat pump**. Convenient parking is provided by a **large garage** and **three outdoor spaces**, while relaxation is enhanced by a **heated swimming pool**.

The residential neighborhood is located right next to the **Sunny Canadian International School**. A public kindergarten and elementary school, tennis courts, a beach volleyball court, an **equestrian stable**, a **golf driving range**, and other sports facilities are also within reach, along with supermarkets, restaurants, and cafés. A shopping zone is just a few minutes' drive away. The surrounding area offers **bike paths**, and the expansive **castle park**, a **UNESCO World Heritage site**, is ideal for walks. The location is highly accessible, with quick access to the Prague Ring Road and the D1 highway, and a suburban bus reaching the **Opatov metro station** within 15 minutes.

The house is rented until March 31st, 2026.

Total area 367 m², of which terrace 37 m², built-up area 282 m², garden 774 m², total plot 1,056 m².

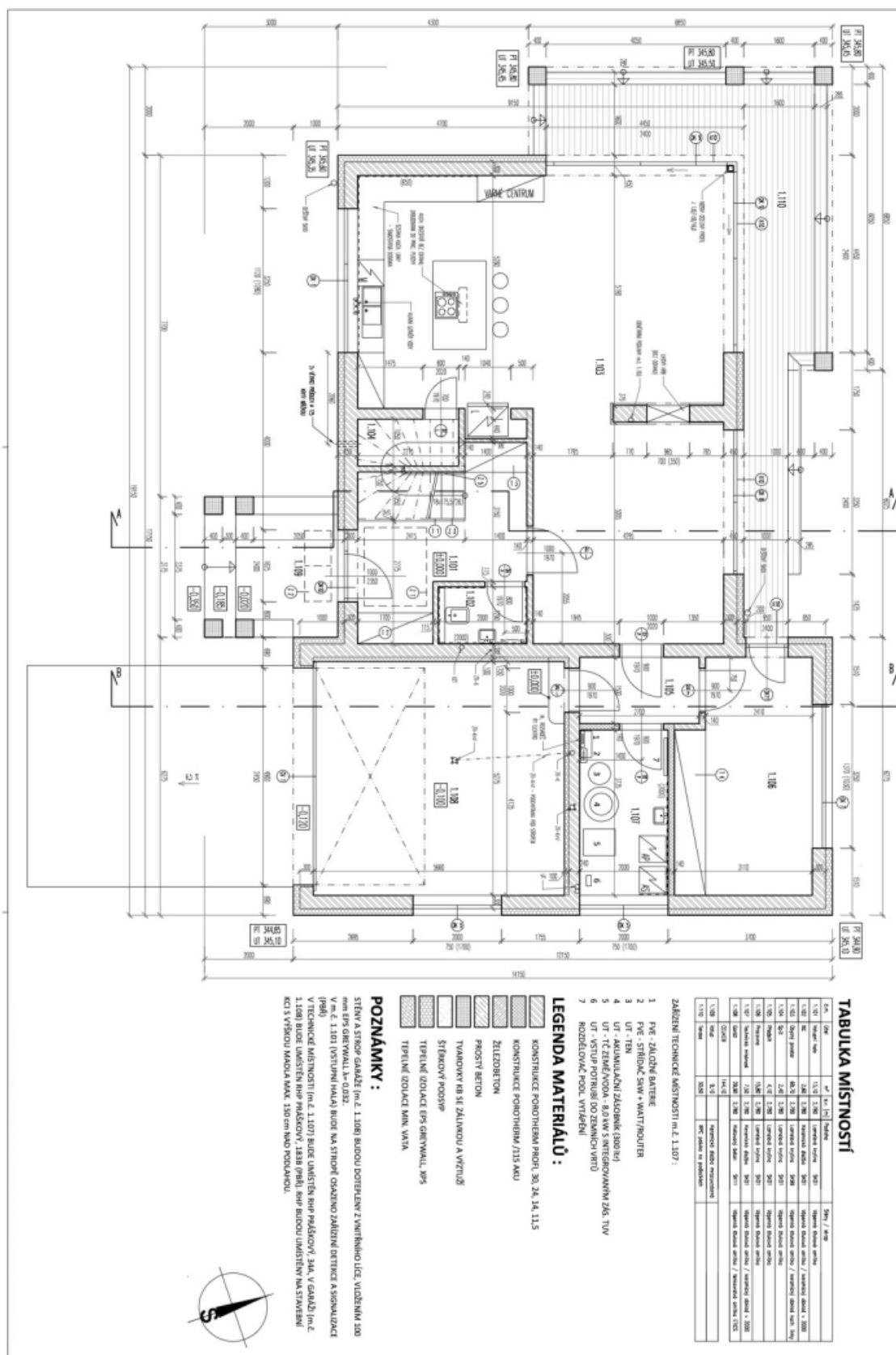




House Five-bedroom (6+kk)

€ 1 479 047 | CZK 36 000 000

367 m², Praha-západ, Jesenice, Kafková



TABULKA MÍSTNOSTÍ

Číslo	Popis	Velikost	Velikost	Velikost
1	1.101	1.101	1.101	1.101
2	1.102	1.102	1.102	1.102
3	1.103	1.103	1.103	1.103
4	1.104	1.104	1.104	1.104
5	1.105	1.105	1.105	1.105
6	1.106	1.106	1.106	1.106
7	1.107	1.107	1.107	1.107
8	1.108	1.108	1.108	1.108
9	1.109	1.109	1.109	1.109
10	1.110	1.110	1.110	1.110
11	1.111	1.111	1.111	1.111
12	1.112	1.112	1.112	1.112
13	1.113	1.113	1.113	1.113
14	1.114	1.114	1.114	1.114
15	1.115	1.115	1.115	1.115
16	1.116	1.116	1.116	1.116
17	1.117	1.117	1.117	1.117
18	1.118	1.118	1.118	1.118
19	1.119	1.119	1.119	1.119
20	1.120	1.120	1.120	1.120

ZAKLADNÍ TECHNICKÉ MÍSTNOSTI m.č. 1.107:

1. PVE - ZALUŽENÍ BATERIE
2. PVE - STŘÍDAČ SW - WATT/ROUTER
3. UT - TEN
4. UT - AKUMULAČNÍ ZÁSOBNÍK (200 l)
5. UT - TČ ZEMĚ/VODA - 8,0 kW S INTEGROVANÝM ZKS TUV
6. UT - VSTUP POTRUBÍ DO ZEMNÍCH VRTŮ
7. KROVLÉVACÍ POOL, VYTÁPĚNÍ

LEGENDA MATERIÁLŮ:

- KONSTRUKCE POKROVŮ PROFI. 30, 24, 14, 11,5
- KONSTRUKCE POKROVŮ PROFI. 30, 24, 14, 11,5
- ŽELEZOBETON
- PROSTÝ BETON
- TVAROVÝ BR. SE ŽALUZIÍ A VYTÁPĚNÍ
- STĚKOVÝ PODSP
- TEPELNÉ ISOLACE EPS GRIEWALL, EPS
- TEPELNÉ ISOLACE MIN. VATA

POZNÁMKY:

STĚNY A STŘECHY GARAŽE m.č. 1.108 BUDOU DOPLETENY ZVNIŠNÍM LÍCE VÍDELNÍM 100 mm EPS GRIEWALL 2x 0,032.
V m.č. 1.101 (VSTUPNÍ HALA) BUDOU NA STŘECHU OSAZENY ZÁKLADNÍ DÍLKY A SIGNALIZACE (PŘEŠ).

V TECHNICKÉ MÍSTNOSTI m.č. 1.107 BUDOU UMÍSTĚNY RHP PŘÍSLUŠNÝ 34A, V GARAŽI m.č. 1.108 BUDOU UMÍSTĚN RHP PŘÍSLUŠNÝ 34B (PŘEŠ). RHP BUDOU UMÍSTĚNÝ NA STŘECHU KČI S VÝŠKOU MĚŘENÍ 130 cm NAD PODLAŽKOU.

€ 1 479 047 | CZK 36 000 000

367 m², Praha-západ, Jesenice, Kafková

