



House Five-bedroom (6+kk)

237 m², Praha-východ, Popovičky

€ 1 234 781 | CZK 29 999 000





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Total area	237 m²
Plot	1 091 m²
Foot print	160 m²
Garden	758 m²
Floor area	198 m²
Parking	Garage, 2 outdoor spaces
Garage	39 m²
Cellar	-
PENB	G
Reference number	108761

This newly built family house, offered in a white walls state that allows for final completion according to your own ideas, is located in a quiet and green part of the village of Popovičky, situated close to Říčany and Prague.

The ground floor consists of a spacious, sunlit living room with space for a dining area and a preparation for a kitchen, a bedroom with an en-suite bathroom and **terrace**, a study, a guest toilet, an entrance hall, a utility room, and a pantry. The living room has direct access to the **garden**. On the first floor, you will find the main bedroom with space for a **walk-in wardrobe**, two additional bedrooms, a hallway, and a generous bathroom with **panoramic views**.

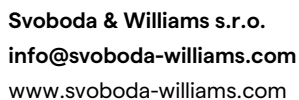
The property will be part of a **gated complex** of four family houses, designed with great emphasis on residents' **privacy**. Standard features include **aluminum windows**, a **smart home system**, underfloor heating, **air-conditioning**, a heat pump, a **central vacuum system**, as well as a preparation for a green roof, solar panels, and a swimming pool. Comfortable parking is provided in a **double garage** and on **two outdoor spaces**. Upon request, the interior **can also be completed "turnkey."**

Thanks to the local zoning plan, the location near the **Church of St. Bartholomew** will retain its peaceful and exclusive character in the future. Nearby, you will find a **wellness center** with a restaurant, while a kindergarten and primary school are just 3 minutes away by car. Several private and international schools, such as the **Sunny Canadian International School**, are also within easy reach. Prague is only a short drive via the D1 highway or Prague Ring Road, and a suburban bus provides convenient access to the Opatov metro station.

Total area 237 m², built-up area 160 m², garden 758 m², plot 1,091 m².

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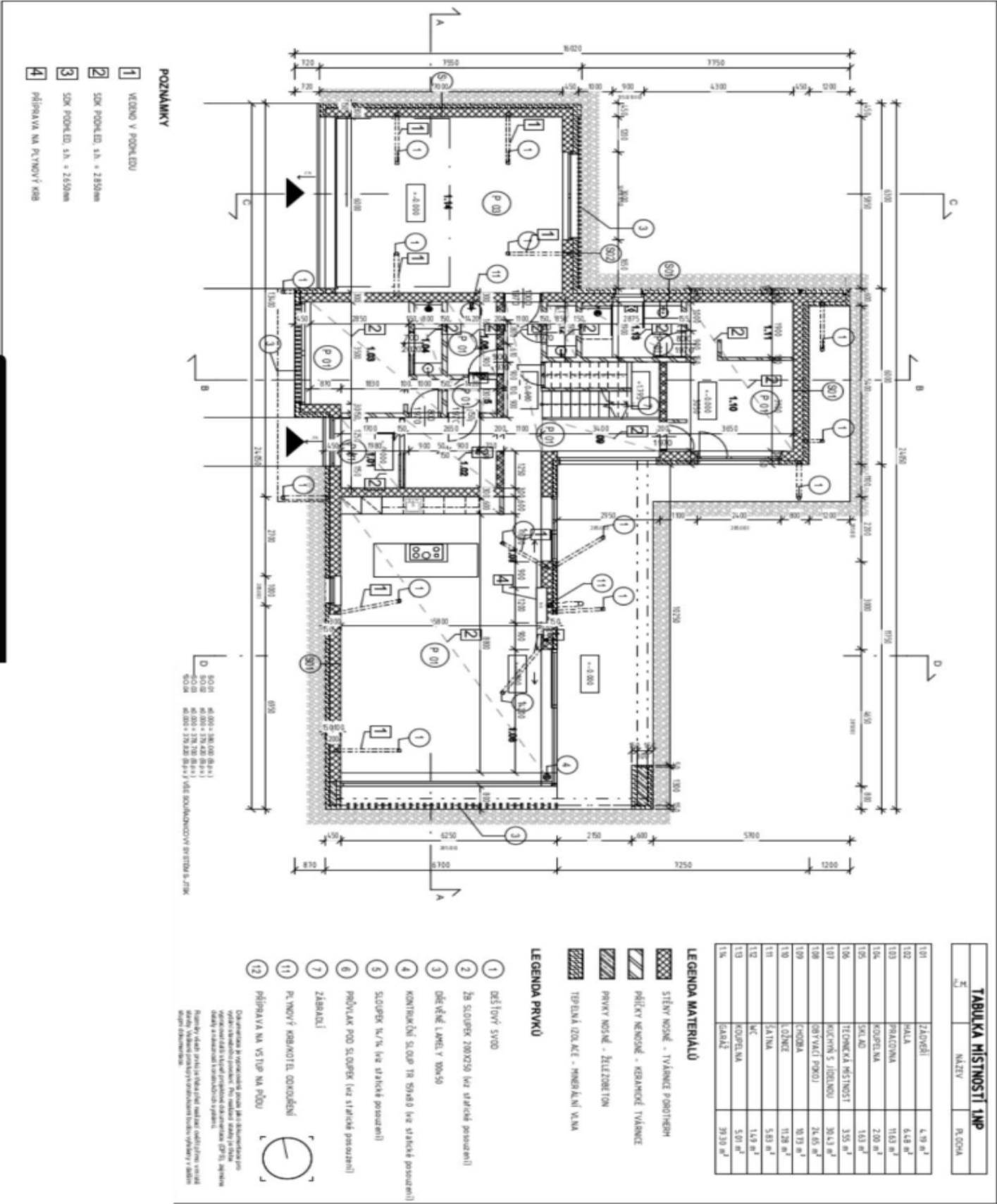
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