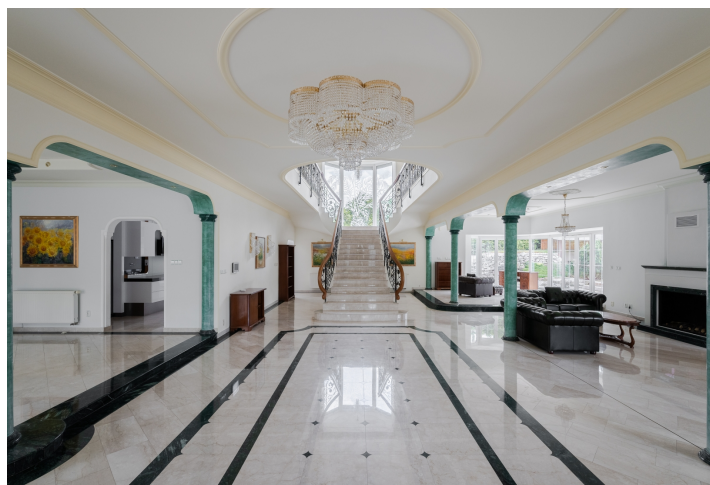




House Twelve-bedroom (13+1)

1 303 m², Praha-západ, Jesenice, Nad Úhorem

Ask for price





House Twelve-bedroom (13+1)

[Ask for price](#)

1 303 m², Praha-západ, Jesenice, Nad Úhorem

Plot	2 240 m²
Foot print	672 m²
Garden	1 568 m²
Parking	2 garages
Cellar	-
PENB	G
Reference number	109142

This exceptional property consisting of two houses connected on the upper floor by a covered pathway is situated on a spacious plot with an ornamental pond, a large garden, and a gazebo in Jesenice near Prague. Separate entrances and garages allow for multigenerational living or a combination of residential and business use. The villa also includes a wellness area with a swimming pool, Turkish bath, whirlpool, sauna, and solarium.

Main house

- ground floor: living room connected via the staircase hall to the dining room, separate kitchen with a pantry, toilet, entrance hall, and garage.
- 1st floor: master bedroom with an en-suite bathroom, bedroom with access to a balcony, two additional bedrooms, walk-in closet, shared bathroom, utility room, and gallery.
- 2nd floor: attic.

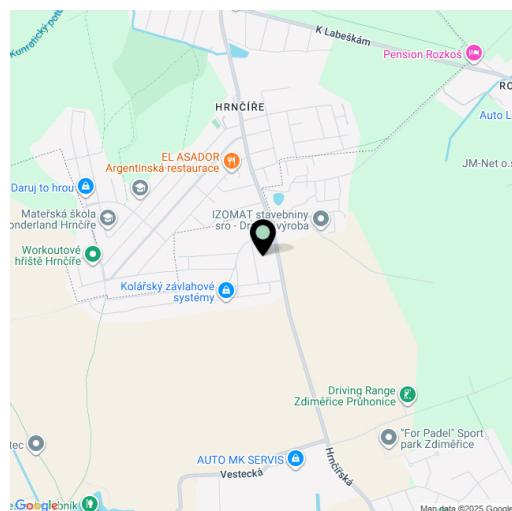
The house was approved in 2003, and in 2012 the interior was partially renovated and the roof was replaced. Heating is provided by a Buderus gas boiler; the ground floor features **underfloor heating** supplemented by radiators, while the upper floor is heated by radiators. The living room also has a **fireplace**. Floors are finished in a combination of **marble**, floating floors, and ceramic tiles. There is an outdoor parking space next to the garage.

Extension

- 1st underground floor: technical facilities, gas boiler room with domestic hot water heating and a TEDOM cogeneration unit.
- ground floor: living room with dining area and kitchen, pantry, two bedrooms, shared bathroom, toilet, entrance hall, vestibule, double garage, and a **wellness area of approximately 150 m²**;
- 1st floor: family room, bedroom, home gym, shared bathroom, storage room, gallery, and **terrace** with artificial grass;
- 2nd floor: attic space and utility room.

The extension was approved in 2012. Heating is provided by its own gas boiler; **underfloor heating** is installed on the ground and first floors. Technical equipment includes a **heat recovery** and cooling system. The interior features **marble** and **travertine floors**, while the wellness zone is finished with **Italian glass mosaic tiles from SICIS**.

The garden was completely renewed in 2012. An **automatic Hunter irrigation system** draws water from a **retention tank**, which also automatically





House Twelve-bedroom (13+1)

[Ask for price](#)

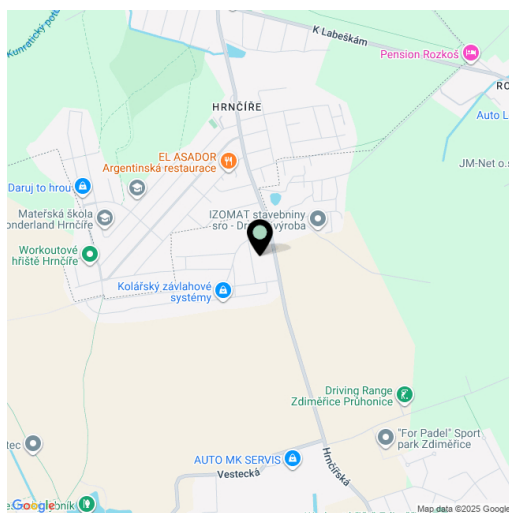
1 303 m², Praha-západ, Jesenice, Nad Úhorem

Plot	2 240 m²
Foot print	672 m²
Garden	1 568 m²
Parking	2 garages
Cellar	-
PENB	G
Reference number	109142

replenishes the ornamental **pond**. Wastewater currently flows into a septic tank, but a municipal sewerage connection is already available at the property.

Jesenice benefits from its proximity to Prague, the prestigious neighboring area of **Průhonice**, and convenient access to the Prague Ring Road and the D1 highway. The surrounding landscape offers numerous bike and hiking trails, ponds, and forests, creating a pleasant small-town lifestyle. **Full amenities** include shops, schools, sports facilities (including a swimming pool), doctors' offices, restaurants, cafés, and other services. Regular bus connections provide fast access to the **Opatov metro station**.

Total area 1,303 m², built-up area 672 m², garden 1,568 m², plot 2,240 m².

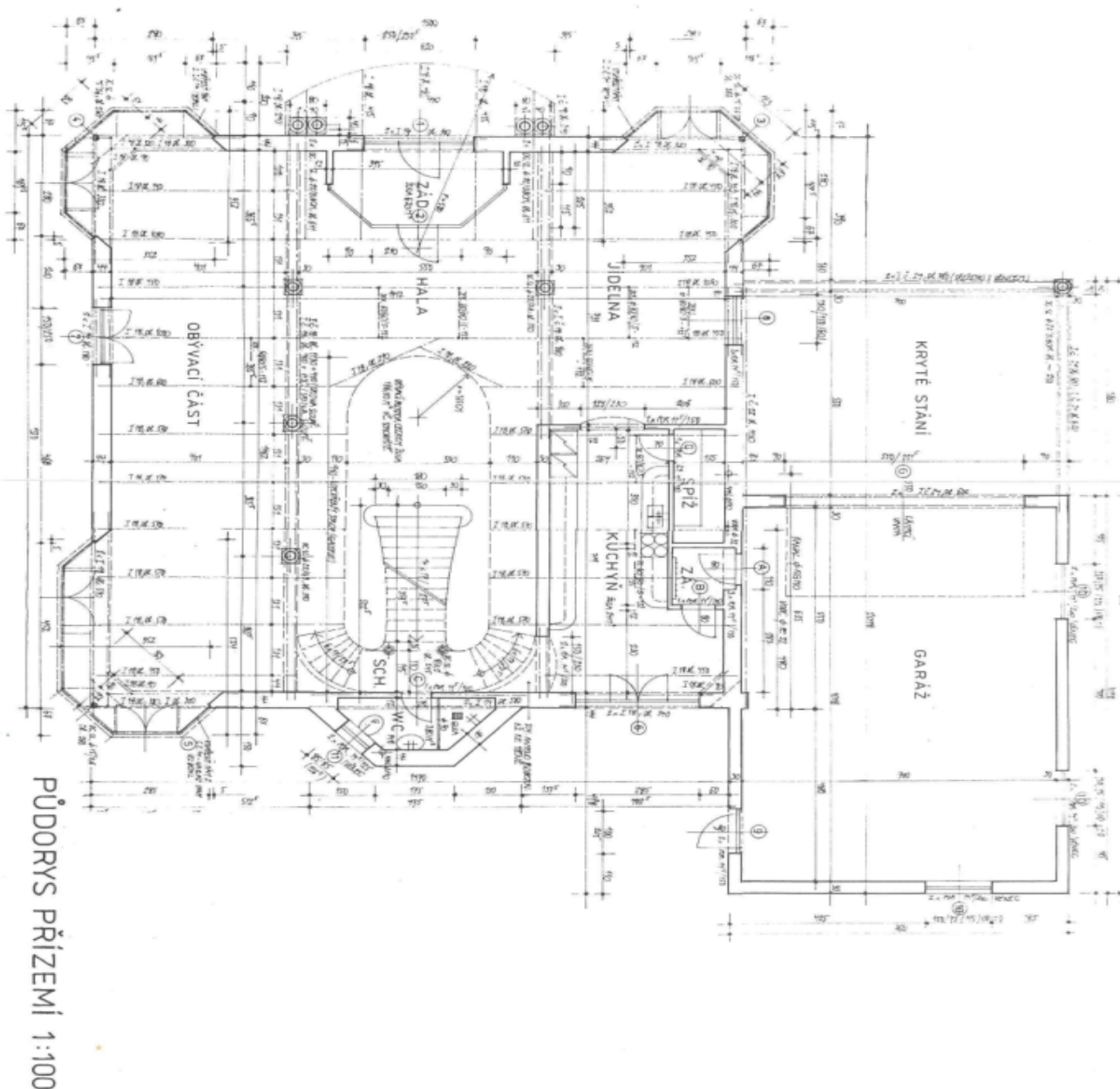




House Twelve-bedroom (13+1)

Ask for price

1303 m², Praha-západ, Jesenice, Nad Úhorem

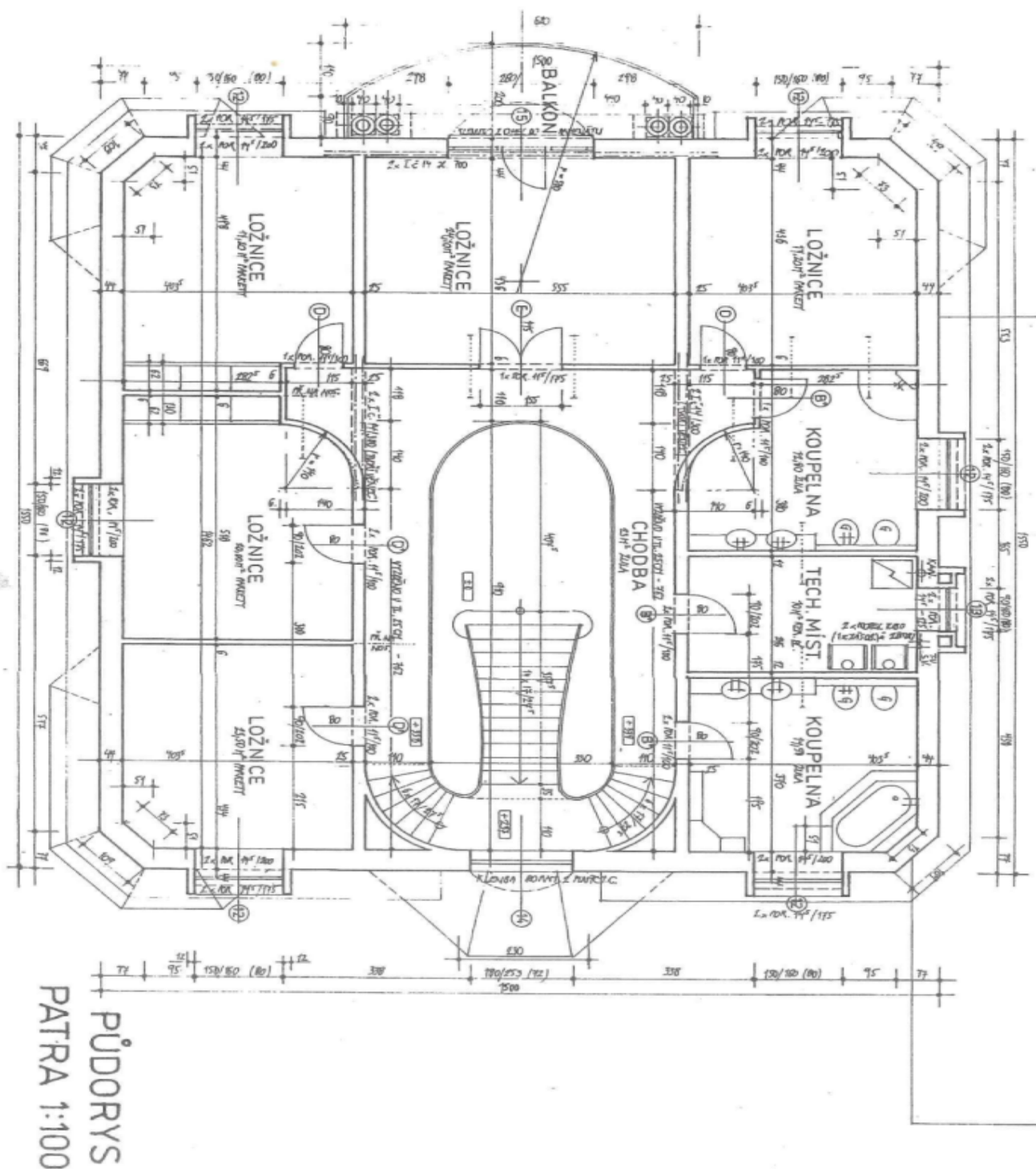




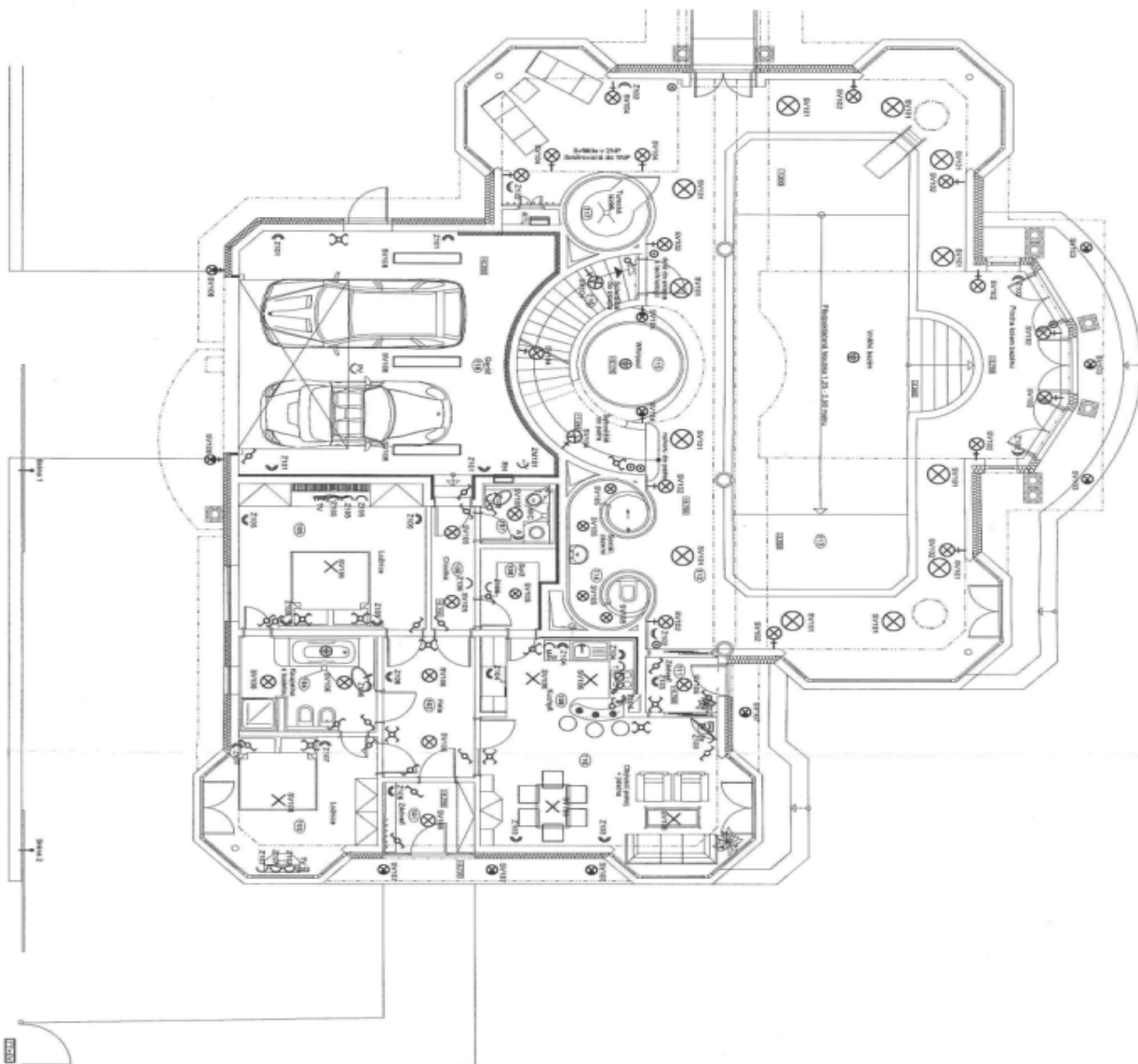
House Twelve-bedroom (13+1)

Ask for price

1303 m², Praha-západ, Jesenice, Nad Úhorem



1 303 m², Praha-západ, Jesenice, Nad Úhorem

[illegible][illegible][illegible]

1 303 m², Praha-západ, Jesenice, Nad Úhorem

[illegible][illegible]

Legenda znaků :

×	Stavění plotu
⊗	Zavěsné světlo 1x100W 700
⊗	Zavěsné světlo 1x100W 700
⊗	Zavěsné světlo 1x100W 700
⊗	Boční světlo 1x100W 700
⊗	Závěsná 220V/16A výř. 700
⊗	700Watt 220V/16A výř. 700
⊗	Závěsná 220V/16A výř. 700
⊗	Modelář (stav. cizinci)
⊗	Stav. výhledu propust
⊗	Stavění konstrukční jednotka

42.300
N. 1.100



		adresová a daňová ústředna s. r. o. Jiráskova 2026, Praha 10, SKP Ládvě telefon: 491 341 386, fax 3291152		Právní oddělení
VYDÁNÍ INŽENÝRŮ MÍSTNÍ A MÍSTNOSTI	ZODPOVĚDNÝ PRACOVNÍK	VYKONÁVATEL	Právní oddělení	
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