



House Four-bedroom (5+kk)

€ 793 259 | CZK 19 300 000

160 m², Praha-východ, Herink, Na Návsi





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Total area	160 m ²
Plot	701 m ²
Foot print	195 m ²
Garden	506 m ²
Floor area	146 m ²
Terrace	14 m ²
Parking	2 parking spaces on the plot
Cellar	-
PENB	B
Reference number	109566

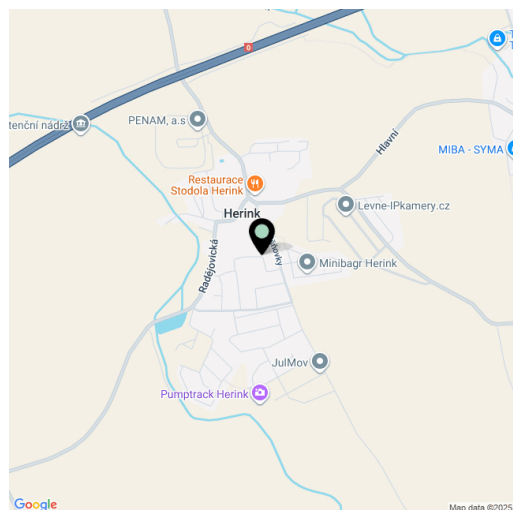
This modern new-build family house with two bathrooms and a garden is located in a quiet, natural residential area in Herink, within close proximity to Průhonice Park and the Sunny Canadian International School. The drive to Prague city center takes approximately 20 minutes.

The interior of this single-story house comprises a living room with a **fireplace**, a fully equipped kitchen with a dining area, a master bedroom with a walk-through closet and en-suite bathroom (bathtub, bidet, toilet), two additional bedrooms, a study, a separate bathroom (shower, toilet), a pantry/server room, a utility room, a separate toilet with a bidet shower, and an entrance hall. **The terrace** is accessible via French doors from the living room and all bedrooms. Parking is available directly on the property with **two designated spaces**.

The house features vinyl floors, a modern kitchen with built-in appliances, **air-conditioning**, a video intercom, a security system, **underfloor heating**, and **exterior blinds**. Heating is provided by a **heat pump**. Data cabling is installed throughout the house. The 701 m² plot is fenced, with remote-controlled entrance gates.

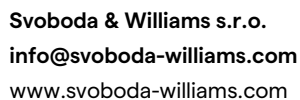
Herink offers a peaceful, rural atmosphere just minutes from Prague, close to **Průhonice** with its renowned castle park and **Čestlice**, which offers a wide range of shops, restaurants, and a popular aqua park. Within the village, there are several children's playgrounds and a kindergarten, while an elementary school is available in neighboring Modletice. Public transport is provided by PID buses to **Opatov metro station**, and quick access to the **Prague Ring Road** makes car travel convenient.

Total area 159.84 m²(of which terrace 13.78 m²), built-up area 195 m², garden 506 m², plot 701 m².



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31. 01. 2026, 05:21