



## House Three-bedroom (4+kk)

€ 740 482 | CZK 17 990 000

165 m², Praha-východ, Světlce, Na Lada





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Total area	165 m²
Plot	514 m²
Foot print	109 m²
Garden	405 m²
Floor area	153 m²
Terrace	12 m²
Parking	One garage and one outdoor parking space
Cellar	-
PENB	C
Reference number	109675

This two-story energy-efficient housing unit with a garage and private garden forms one half of a modern semi-detached home located in a beautiful green area near the Říčany Forest. This newly built property is situated on the edge of the peaceful Central Bohemian village of Svěťice, which offers excellent infrastructure and convenient train connections on the Benešov–Prague Main Railway Station route. Access to the capital by car is made easy by a nearby access road to the D1 highway, just 5 km away.

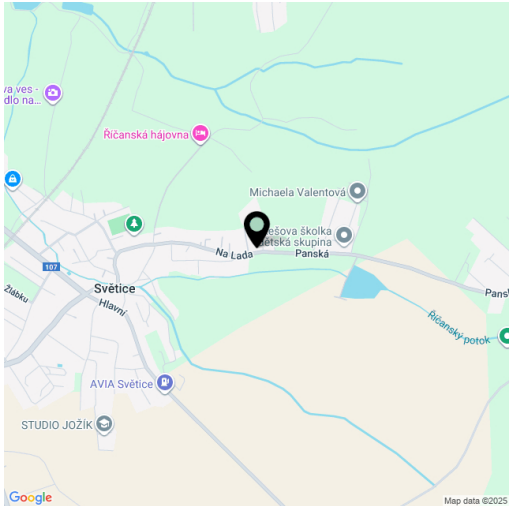
The ground floor features a **southwest-facing** living area with a preparation for a kitchen and dining space, as well as access to the **terrace** and private **garden**. This level also includes a bathroom with a shower and an entrance hall. Upstairs are three bedrooms, a shared bathroom with both a bathtub and shower, and a staircase landing. The property also includes a **garage** and an outdoor parking space.

The bright, airy interior in natural tones enhances the connection to the surrounding landscape and allows an abundance of **natural daylight** throughout the day. The high-end facilities include large-format aluminum windows with security thermal-insulating triple glazing, multilayer **wooden floors**, designer bathrooms fitted with **Hansgrohe** sanitary ware, flush interior doors, and a secure entrance door. Thermal comfort is ensured by **underfloor heating** and **Samsung** air-conditioning units. A heat pump and a ventilation system with **heat recovery** contribute to the home's energy efficiency. It's also ready for the installation of external blinds and photovoltaic panels.

The location offers an ideal environment for peaceful and comfortable living with excellent access to central Prague. The village of **Svěťice** has its own kindergarten and elementary school, a restaurant, children's and workout playgrounds, a grocery store, and a cultural center. Additional amenities are available in **Říčany**, just 4 km away. The area is interwoven with numerous hiking and cycling trails, including the Říčansko nature trail and the Mikeš the Cat route, part of the **Ladův Kraj** fairytale region. Local attractions include a Japanese garden and the Didactic Center of Geology.

The property will be registered as a housing unit.

Floor area 153.4 m², terrace 11.93 m², garden 405 m², plot 514 m².







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A1A

Počet podlaží Number of floors	2
Dispozice Layout	4+kk 3 bdrm
Venkovní stání Parking	1x
Podlahová plocha domu Floor interior area	157,14 m²

1. NP  
1st floor

1	Vstupní hala   Entrance hall	6,24 m²
2	Obývací pokoj + kk   Living room + Kitchen	46,11 m²
3	Koupelna   Bathroom	5,68 m²
4	Schodiště   Staircase	4,82 m²
Užitná plocha   Usable area		62,86 m²
Podlahová plocha   Floor area		84,28 m²
5	Terasa   Terrace	11,93 m²
6	Zahrada   Garden	405,00 m²
7	Garáž   Garage	19,21 m²

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TRIO SVĚTLCE

Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením vlády č. 366/2013 Sb. Tento výkres byl zpracován pro marketingové účely. Zobrazený podrobný plán, včetně zobrazení vybavení a spotřebičů, je pouze ilustrativní. Vyhášení a spotřebiče nejsou součástí prodeje. Prodejce si vyhrazuje právo na případné změny.

The method of calculating the floor space is in accordance with Government Regulation No. 366/2013 Coll. This sketch was prepared solely for marketing purposes. The floor plan of the unit shown, including the equipment and appliances, is for illustrative purposes only. Equipment and appliances are not included in the sale. The seller reserves the right to make any changes.

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2. NP  
2nd floor

1 Chodba   Hallway	6,00 m²
2 Koupelna   Bathroom	7,13 m²
3 Pokoj   Room	15,48 m²
4 Pokoj   Room	17,36 m²
5 Ložnice   Bedroom	18,99 m²
Užitná plocha   Usable area	64,96 m²
Podlahová plocha   Floor area	72,86 m²

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