



## House Three-bedroom (4+kk)

165 m<sup>2</sup>, Praha-východ, Světice, Na Lada

€ 740 482 | CZK 17 990 000



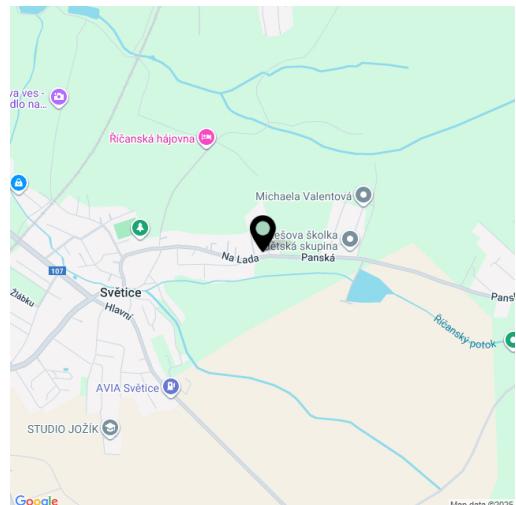


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Total area	165 m <sup>2</sup>
Plot	514 m <sup>2</sup>
Foot print	109 m <sup>2</sup>
Garden	405 m <sup>2</sup>
Floor area	153 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	One garage and one outdoor parking space
Cellar	-
PENB	C
Reference number	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 Ríčany Forest. This newly built property is situated on the edge of the peaceful Central Bohemian village of Světice, 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 **Světice** 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 **Ríčany**, just 4 km away. The area is interwoven with numerous hiking and cycling trails, including the Ríčansko 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 m<sup>2</sup>, terrace 11.93 m<sup>2</sup>, garden 405 m<sup>2</sup>, plot 514 m<sup>2</sup>.



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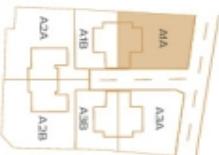
TRIO SVĚTICE

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

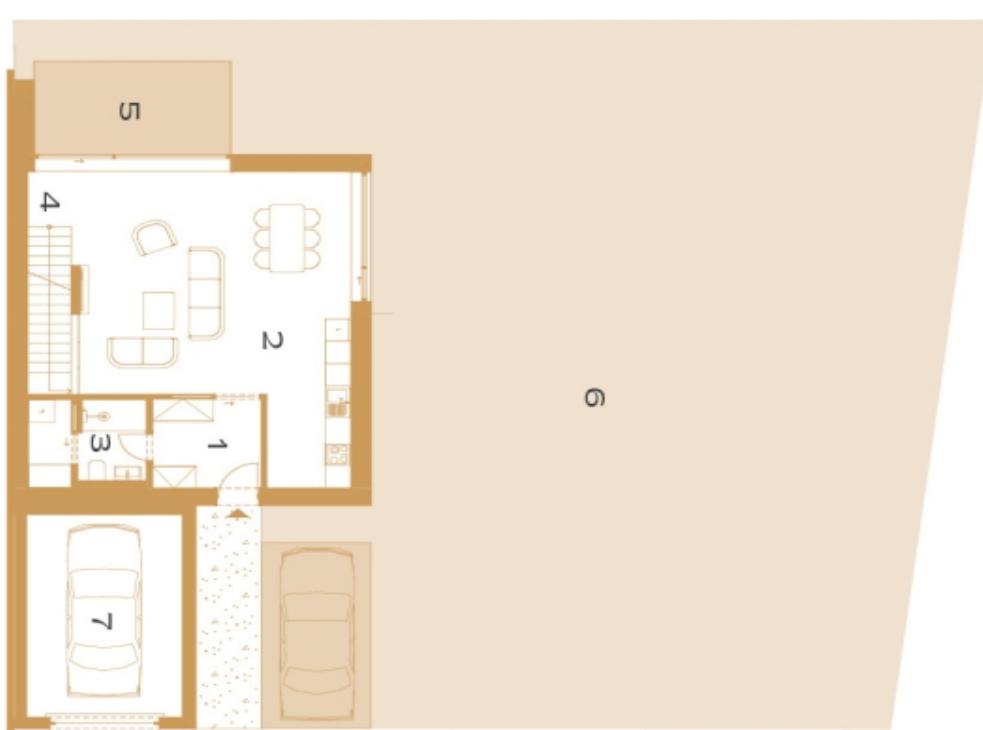
### 1. NP 1st floor

1	Vstupní hala   Entrance hall	6,24 m <sup>2</sup>
2	Obývací pokoj + kk   Living room + Kitchen	46,11 m <sup>2</sup>
3	Koupelna   Bathroom	5,68 m <sup>2</sup>
4	Schodiště   Staircase	4,82 m <sup>2</sup>
Užitná plocha   Usable area Podlahová plocha   Floor area		62,86 m <sup>2</sup>
		84,28 m <sup>2</sup>

5	Terasa   Terrace	11,93 m <sup>2</sup>
6	Zahrada   Garden	405,00 m <sup>2</sup>
7	Garáž   Garage	19,21 m <sup>2</sup>



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Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením č. 366/2013 Sb. Tento výpočet byl zpracován pro marketingové účely. Zobrazeny objekty jednotlivě, včetně základního výbavu a stavebního vybavení a souběžně s půdorysem je pouze ilustrativní. Výbavu a spotřebitelské zařízení je využíváno přímo na půdoryse zářezů.

The method of calculating the floor space is in accordance with Government Regulation No. 366/2013 Coll. This sketch was prepared 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

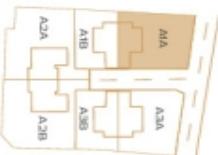
2nd floor

1	Chodba   Hallway	6,00 m <sup>2</sup>
2	Koupelna   Bathroom	7,13 m <sup>2</sup>
3	Pokoj   Room	15,48 m <sup>2</sup>
4	Pokoj   Room	17,36 m <sup>2</sup>
5	Ložnice   Bedroom	18,99 m <sup>2</sup>

Užitná plocha | Usable area

64,96 m<sup>2</sup>  
72,86 m<sup>2</sup>

Podlahová plocha | Floor area



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