



House Three-bedroom (4+kk)

€ 820 376 | CZK 19 967 961

168 m², Praha-východ, Světlce, Na Lada





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Total area	168 m²
Plot	302 m²
Foot print	109 m²
Garden	193 m²
Floor area	155 m²
Terrace	13 m²
Parking	One garage and one outdoor parking space
Cellar	-
PENB	C
Reference number	109676

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 Světlice, 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.

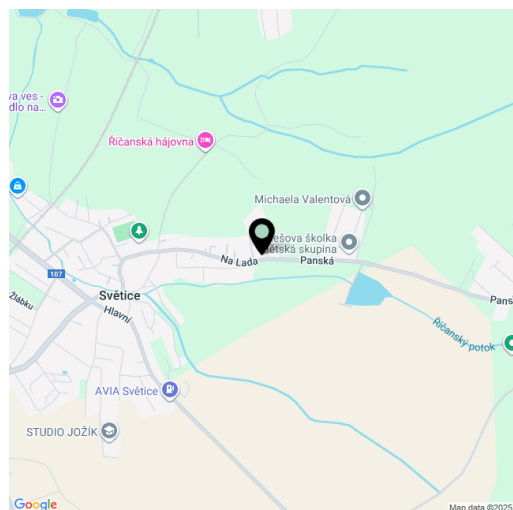
The ground floor offers a living room with a preparation for a kitchen, a dining area, and access to an **east-facing terrace** and **garden**, a bathroom with a shower and a toilet, a utility room, and an entrance hall. Upstairs are three bedrooms and a main bathroom with a bathtub, a shower, and a toilet. 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 **Světlice** 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 155.21 m², terrace 12.85 m², garden 193 m², plot 302 m².





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A1B

Počet podlaží
Number of floors

2

Dispozice
Layout

4+kk
3 bdrm

Venkovní stání
Parking

1x

Podlahová plocha domu
Floor interior area

159,01 m²

1. NP
1st floor

1

Vstupní hala | Entrance hall

8,63 m²

2

Tech. místnost | Utility room

5,01 m²

3

Koupelna | Bathroom

2,26 m²

4

Schodiště | Staircase

4,51 m²

5

Obývací pokoj + kk |
Living room + Kitchen

43,99 m²

Užitná plocha | Usable area

64,4 m²

Podlahová plocha | Floor area

86,15 m²

6

Terasa | Terrace

12,50 m²

7

Zahrada | Garden

193,00 m²

8

Garáž | Garage

19,21 m²

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