



House Three-bedroom (4+kk)

€ 938 210 | CZK 22 826 650

189 m², Praha-východ, Světice, Na Lada



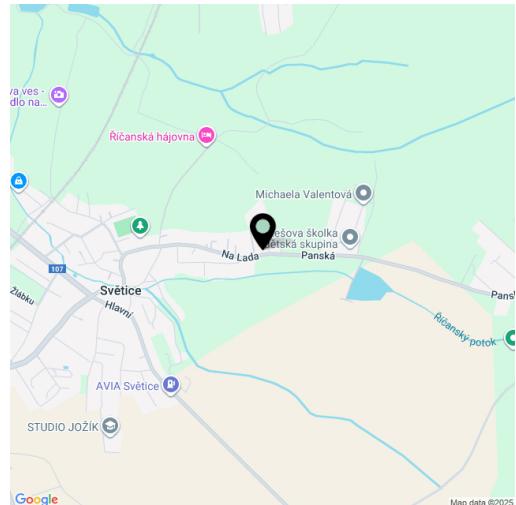


House Three-bedroom (4+kk)

€ 938 210 | CZK 22 826 650

189 m², Praha-východ, Světice, Na Lada

| | |
|------------------|--|
| Total area | 189 m ² |
| Plot | 670 m ² |
| Foot print | 132 m ² |
| Garden | 538 m ² |
| Floor area | 181 m ² |
| Terrace | 8 m ² |
| Parking | One garage and one outdoor parking space |
| Cellar | - |
| PENB | C |
| Reference number | 109886 |



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 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 is dominated by a spacious living area with a preparation for a kitchen and access to a **south-facing terrace** overlooking the greenery surrounding the **Říčanský Stream** and the nearby bike path. This level also includes a bathroom with a shower and washing machine connection, as well as an entrance hall. Upstairs is the master bedroom with an en-suite bathroom and space for a walk-in closet, two additional bedrooms, and a shared bathroom with both a shower and a bathtub. Practical features include a **garage** with access to the garden, an outdoor parking space, and storage areas.

The elegant interior features a darker color palette, emphasizing contrast, texture, and a cozy atmosphere. 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 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 **Říčany**, just 4 km away. The area is interwoven with numerous hiking and cycling trails, including the **Říčansko** nature trail and the **Mikes 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 181.31 m², terrace 7.63 m², garden 538 m², plot 670 m².



House Three-bedroom (4+kk)

189 m², Praha-východ, Světice, Na Lada

€ 938 210 | CZK 22 826 650

A2A

| | |
|--|-----------------------|
| Počet podlaží Number of floors | 2 |
| Dispozice Layout | 4+kk 3 bdrm |
| Venkovní stání Parking | 1x |
| Podlahová plocha domu Floor interior area | 189,26 m ² |

1. NP
1st floor

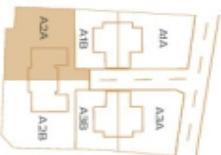
| | | |
|---|------------------------------|----------------------|
| 1 | Vstupní hala Entrance hall | 3,76 m ² |
| 2 | Koupelna Bathroom | 5,77 m ² |
| 3 | Sklad Storage | 3,92 m ² |
| 4 | Kuchyň Kitchen | 12,88 m ² |
| 5 | Obývací pokoj Living room | 40,53 m ² |
| 6 | Schodiště Staircase | 4,42 m ² |

Užitná plocha | Usable area
Podlahová plocha | Floor area

71,29 m²

7 Terasa | Terrace
8 Zahrada | Garden
9 Garáž | Garage

7,63 m²
538,00 m²
21,14 m²

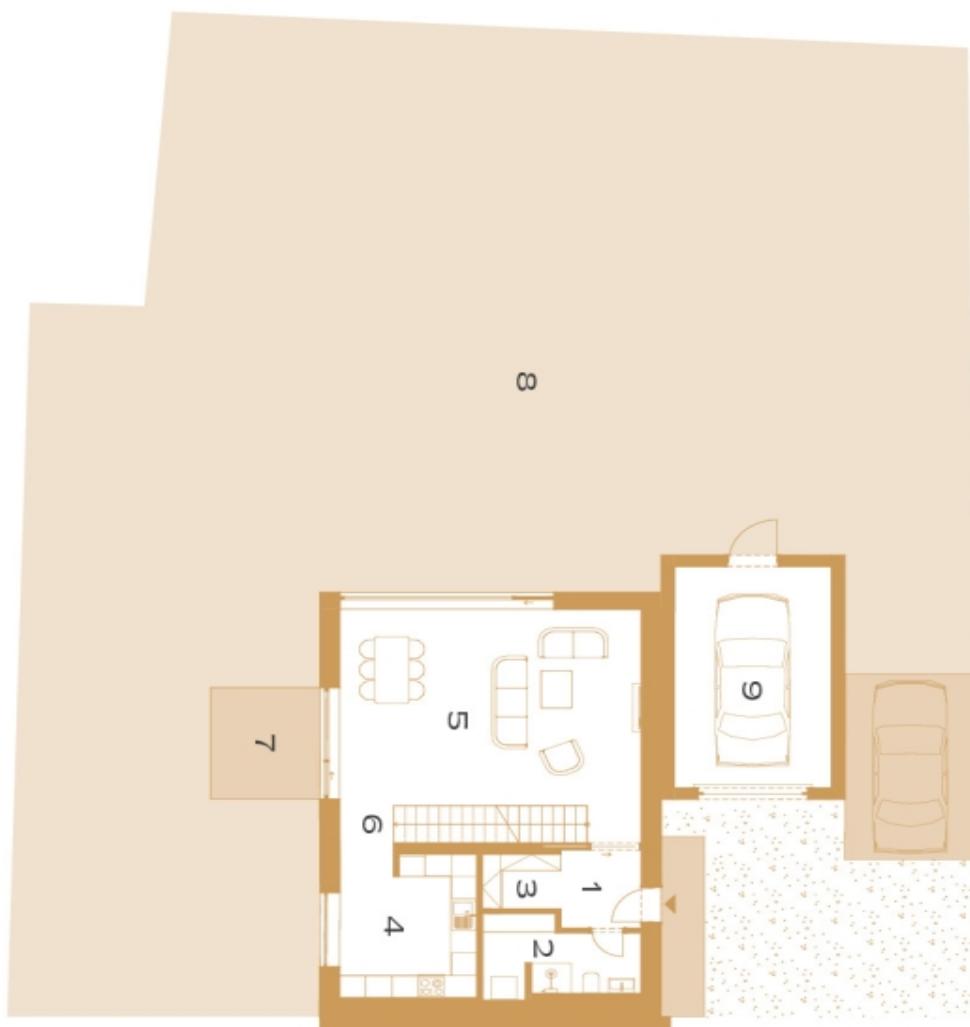


5

Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením čl. 366/2013 Sb. Tvaru výroby byl zpracován pod
marketingový účel. Zahrnuje výrobky jednotlivých výrobkářů, vybranou sítovou síť a vybranou plochu na případné zářezí.
Výpočet je založen na zpracovaném plánu. Představuje si výpočetní plochu na případné zářezí.

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.

TRIO SVĚTICE





House Three-bedroom (4+kk)

189 m², Praha-východ, Světice, Na Lada

€ 938 210 | CZK 22 826 650

A2A

| | |
|--|-----------------------|
| Počet podlaží Number of floors | 2 |
| Dispozice Layout | 4+kk 3 bdrm |
| Venkovní stání Parking | 1x |
| Podlahová plocha domu Floor interior area | 189,26 m ² |

2. NP

2nd floor

| | | |
|---|---------------------|----------------------|
| 1 | Chodba Hallway | 12,71 m ² |
| 2 | Pracovna Office | 16,71 m ² |
| 3 | Pokoj Room | 16,81 m ² |
| 4 | Ložnice Bedroom | 20,28 m ² |
| 5 | Koupelna Bathroom | 4,60 m ² |
| 6 | Koupelna Bathroom | 7,95 m ² |

Užitná plocha | Usable area

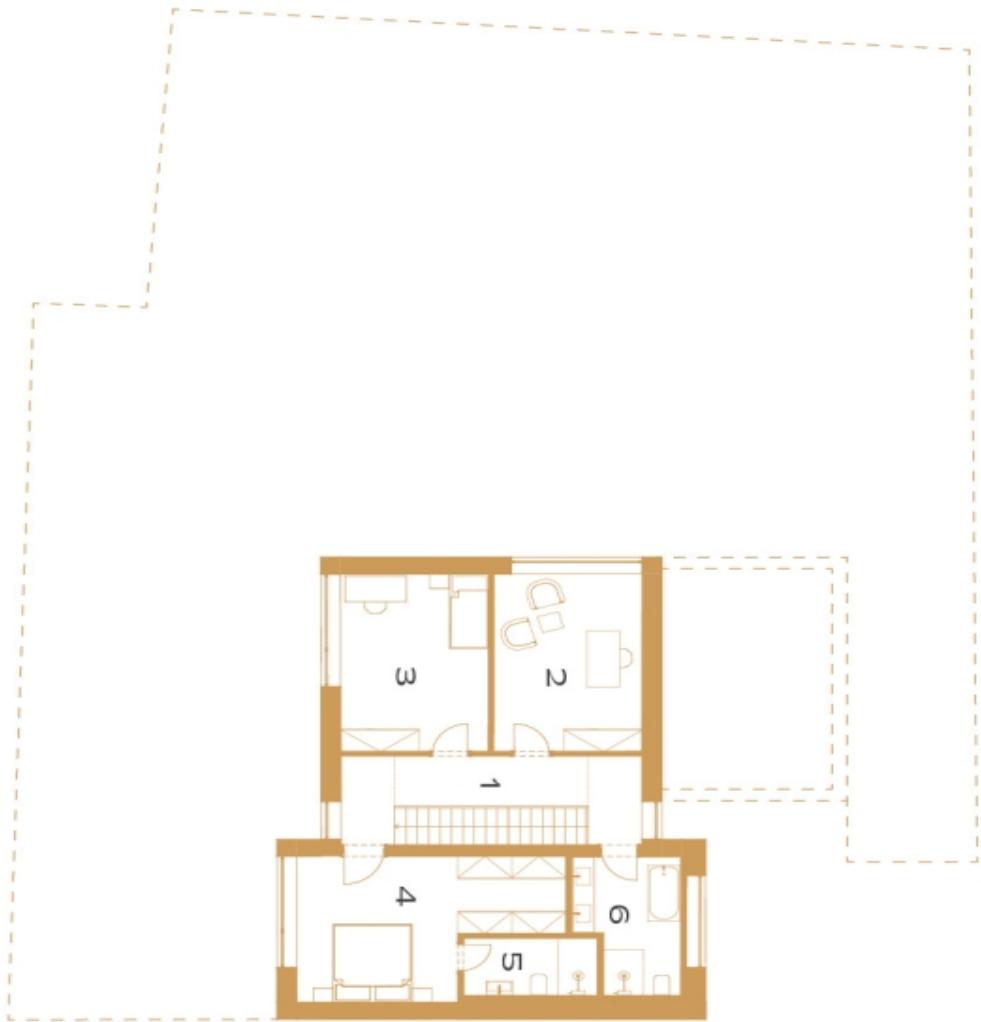
79,07 m²

Podlahová plocha | Floor area

89,20 m²



5



TRIO SVĚTICE

Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením čl. 366/2013 Sb. Tvaru výroby byl zpracován pro marketingové účely. Zobrazeny byly pouze výhledově využitelné plochy. Představuje si výhledové půdorys pro ilustrativní, výhledové a společné využití současného majetku.

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.