



## House Three-bedroom (4+kk)

€ 937 825 | CZK 22 826 650

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



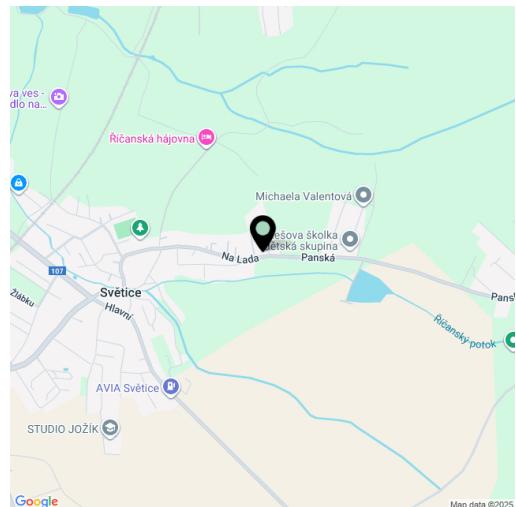


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Total area	189 m <sup>2</sup>
Plot	673 m <sup>2</sup>
Foot print	132 m <sup>2</sup>
Garden	541 m <sup>2</sup>
Floor area	181 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	One garage and one outdoor parking spaces
Cellar	-
PENB	C
Reference number	109887



**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.**

On the ground floor, there is a main living area of over 53 m<sup>2</sup> with a preparation for a kitchen and direct access to the **south-facing terrace** and **garden**. The layout is complemented by 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 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 **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 181.31 m<sup>2</sup>, terrace 7.74 m<sup>2</sup>, garden 541 m<sup>2</sup>, plot 673 m<sup>2</sup>.

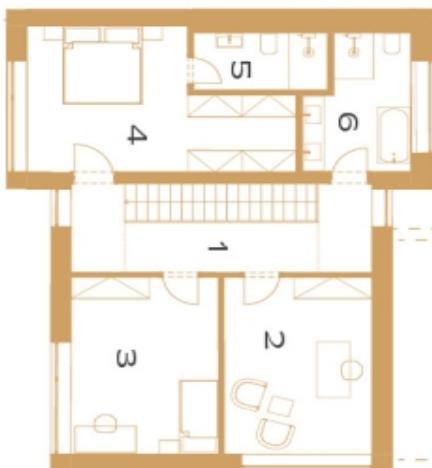


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Počet podlaží Number of floors	2
Dispozice Layout	4+kk 3 bdrm
Venkovní stání Parking	1x
Podlahová plocha domu Floor interior area	189,27 m <sup>2</sup>
2. NP	
2nd floor	
1 Chodba   Hallway	12,66 m <sup>2</sup>
2 Pokoj   Room	16,71 m <sup>2</sup>
3 Pokoj   Room	16,81 m <sup>2</sup>
4 Ložnice   Bedroom	20,28 m <sup>2</sup>
5 Koupelna   Bathroom	4,60 m <sup>2</sup>
6 Koupelna   Bathroom	7,95 m <sup>2</sup>
Užitná plocha   Usable area	79,07 m <sup>2</sup>
Podlahová plocha   Floor area	89,21 m <sup>2</sup>



Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením čl. 366/2013 Sb. Tvaru výroby byl zpracován pod  
marketingové účely. Zájemci odkazy jednotlivé výrobky vložené v skici mohou vyhledat v oficiálních prodejích. Předložují se výrobky přímo na původní záruky.

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.

A2B

TRIO SVĚTICE



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Počet podlaží Number of floors	2
Dispozice Layout	4+kk 3 bdrm
Venkovní stání Parking	1x
Podlahová plocha domu Floor interior area	189,27 m <sup>2</sup>

### 1. NP

1st floor

1	Vstupní hala   Entrance hall	3,76 m <sup>2</sup>
2	Koupelna   Bathroom	5,77 m <sup>2</sup>
3	Sklad   Storage	3,92 m <sup>2</sup>
4	Kuchyň   Kitchen	12,88 m <sup>2</sup>
5	Obyvaci pokoj   Living room	40,53 m <sup>2</sup>
6	Schodiště   Staircase	4,42 m <sup>2</sup>

Užitná plocha   Usable area	71,29 m <sup>2</sup>
Podlahová plocha   Floor area	100,06 m <sup>2</sup>

7	Terasa   Terrace	7,74 m <sup>2</sup>
8	Zahrada   Garden	541,00 m <sup>2</sup>
9	Garáž   Garage	21,14 m <sup>2</sup>

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Výrobek je vlastní výrobkem majitele domu.

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