



House Three-bedroom (4+kk)

€ 779 940 | CZK 18 983 751

165 m², Praha-východ, Světlce, Na Lada





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Total area	165 m²
Plot	492 m²
Foot print	109 m²
Garden	383 m²
Floor area	153 m²
Terrace	12 m²
Parking	One garage and one outdoor parking spaces
Cellar	-
PENB	C
Reference number	109888

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.

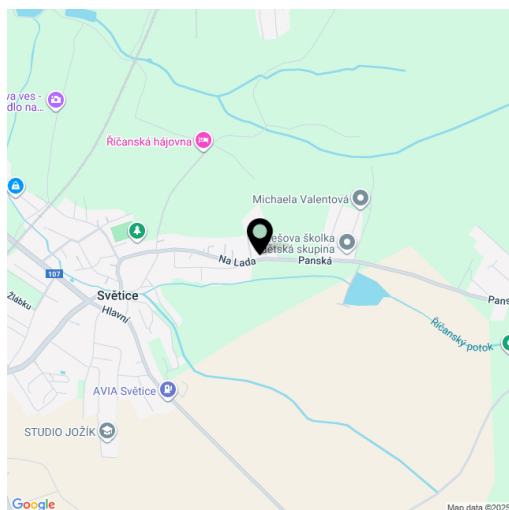
The ground floor offers a generously sized living room with a preparation for a kitchen, access to an **east-facing terrace** and **garden**, a bathroom with a shower and space for a washing machine, and an entrance hall. Upstairs are three bedrooms and a bathroom with both a bathtub and a shower. The 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 153.47 m², terrace 11.93 m², garden 383 m², plot 492 m².



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A3A

Počet podlaží	2
Number of floors	
Dispozice	4+KK
Layout	3 bdrm
Venkovní stání	1x
Parking	
Podlahová plocha domu	159,01 m ²
Floor interior area	

2. NP

2nd floor

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

Užitná plocha Usable area	64,96 m ²
Podlahová plocha Floor area	72,86 m ²

EXKLUZIVNI ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

CHRISTIE'S
INTERIOR DESIGN, REAL ESTATE



TRIO SVĚTICE

The method of calculating the floor space is in accordance with Government Regulation No. 366/2013 Coll. The sketch was prepared solely for marketing purposes. The floor plan of the item 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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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	6,24 m²
2	Obývací pokoj + kk Living room + Kitchen	46,11 m²
3	Koupelna Bathroom	5,63 m²
4	Schodiště Staircase	4,82 m²
Užitná plocha Usable area		62,86 m²
Podlahová plocha Floor area		86,15 m²
5	Terasa Terrace	11,93 m²
6	Zahrada Garden	383,00 m²
7	Garáž Garage	19,21 m²

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

TRIO SVĚTLCE

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