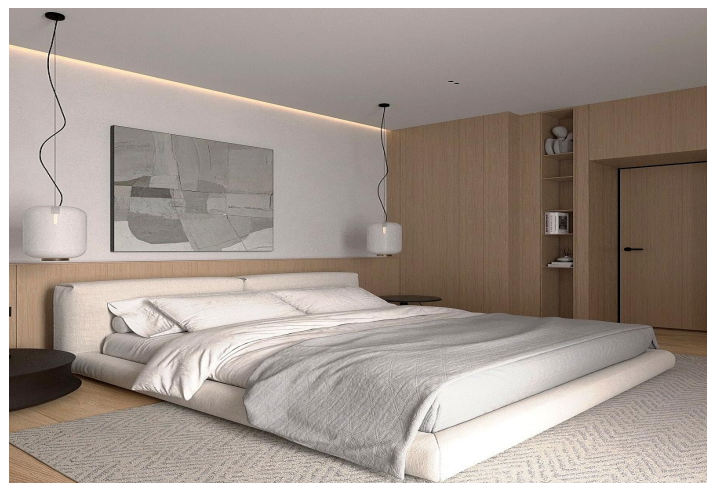




House Three-bedroom (4+kk)

€ 812 639 | CZK 19 779 622

168 m², Praha-východ, Světlce, Na Lada



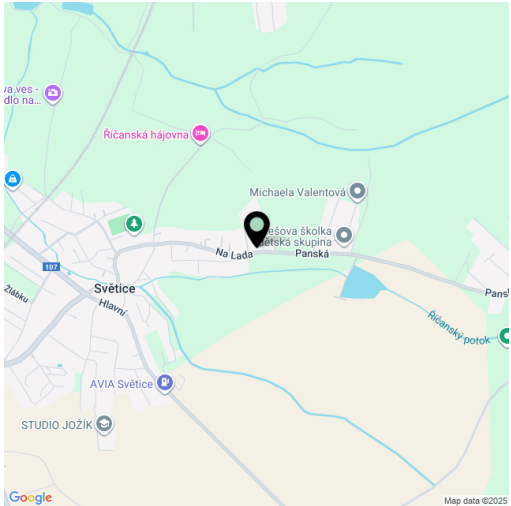


House Three-bedroom (4+kk)

€ 812 639 | CZK 19 779 622

168 m², Praha-východ, Svěťice, Na Lada

Total area	168 m²
Plot	308 m²
Foot print	109 m²
Garden	199 m²
Floor area	155 m²
Terrace	13 m²
Parking	One garage and one outdoor parking spaces
Cellar	-
PENB	C
Reference number	109889



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 Svěťice, 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 and access to an east-facing terrace and garden, a bathroom with a shower, a utility room, 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 Svěťice 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 199 m², plot 308 m².

€ 812 639 | CZK 19 779 622

168 m², Praha-východ, Světlce, Na Lada

Počet podlaží	2
Number of floors	
Dispozice	4+KK
Layout	3 bdrm
Venkovní stání	1x
Parking	
Podlahová plocha domu	157,14 m²
Floor interior area	

2. NP

2nd floor

- | | | |
|---|---------------------|----------------------|
| 1 | Chodba Hallway | 6,00 m ² |
| 2 | Koupeňna Bathroom | 7,13 m ² |
| 3 | Pokoj Room | 15,73 m ² |
| 4 | Pokoj Room | 17,58 m ² |
| 5 | Ložnice Bedroom | 18,52 m ² |

Užitná plocha Usable area	64,82 m ²
Podlahová plocha Floor area	72,86 m ²

EXKLUZIVNI ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

CHRISTIE'S
INTERIOR DESIGN, BELL SYDNEY

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.

€ 812 639 | CZK 19 779 622

168 m², Praha-východ, Světlce, Na Lada

A3B

Počet podlaží	2
Number of floors	
Dispozice	4+KK
Layout	3 bdm
Venkovní stání	1x
Parking	
Podlahová plocha domu	157,14 m²
Floor interior area	

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 | 43,99 m² |
| | Living room + Kitchen | |

Užitná plocha Usable area	64,4 m ²
Podlahová plocha Floor area	84,28 m ²

- | | | |
|---|------------------|-----------|
| 6 | Terasa Terrace | 12,85 m² |
| 7 | Zahrada Garden | 199,00 m² |
| 8 | Garáž Garage | 19,21 m² |

EXKLUZIVNI ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

CHRISTIE'S
INTERIOR DESIGN, REAL ESTATE



TRIO SVĚTICE

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