



House Four-bedroom (5+kk)

Sold

169 m², Praha-východ, Herink, K Jezírku

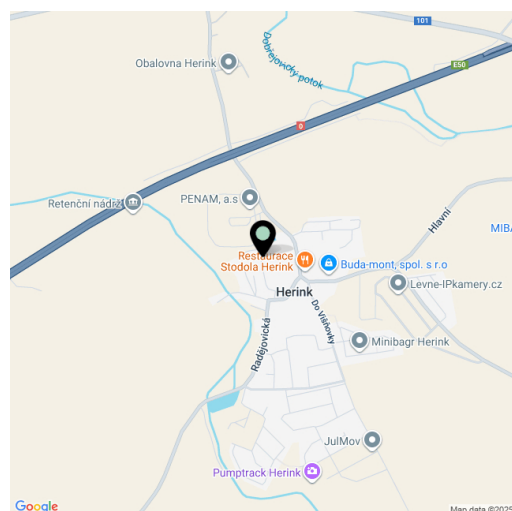




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Total area	169 m ²
Plot	240 m ²
Foot print	84 m ²
Floor area	134 m ²
Terrace	17 m ²
Parking	Yes
Cellar	-
PENB	B
Reference number	110315



This new energy-efficient family house with a garden and garage is part of the Zahrady Herink residential project of terraced houses, located in the eponymous village just beyond Prague's southeastern border, with excellent access to the Sunny Canadian International School, Průhonice, and the Čestlice shopping and entertainment area.

The house consists of 2 above-ground floors and an attic. The ground floor comprises the main living area with provisions for a kitchen, and **access to the garden through sliding French doors**, as well as a bathroom with a shower and toilet, and an entrance hall. The adjoining **garage** allows dry access either to the entrance hall or directly to the garden. On the first floor, there are 3 bedrooms, one with access to a terrace, and a shared bathroom with a bathtub and toilet. The spacious **attic of approximately 41 m²** offers flexible use (office, gym, hobby room, or other), or it can be converted into a bathroom and 2 additional bedrooms.

Facilities include **wooden windows** with triple-glass thermal insulation and a preparation for external blinds, laminate floors, interior doors, a security entrance door, large-format **Marazzi** floor and wall tiles, Concept bathroom fixtures, **Hansgrohe** faucets, and **underfloor heating** throughout the house. Heating is provided by a **heat pump** with **heat recovery**, and the property falls into **energy class B**. The garden features a **3.7 m³ retention tank** and a planted thuja hedge.

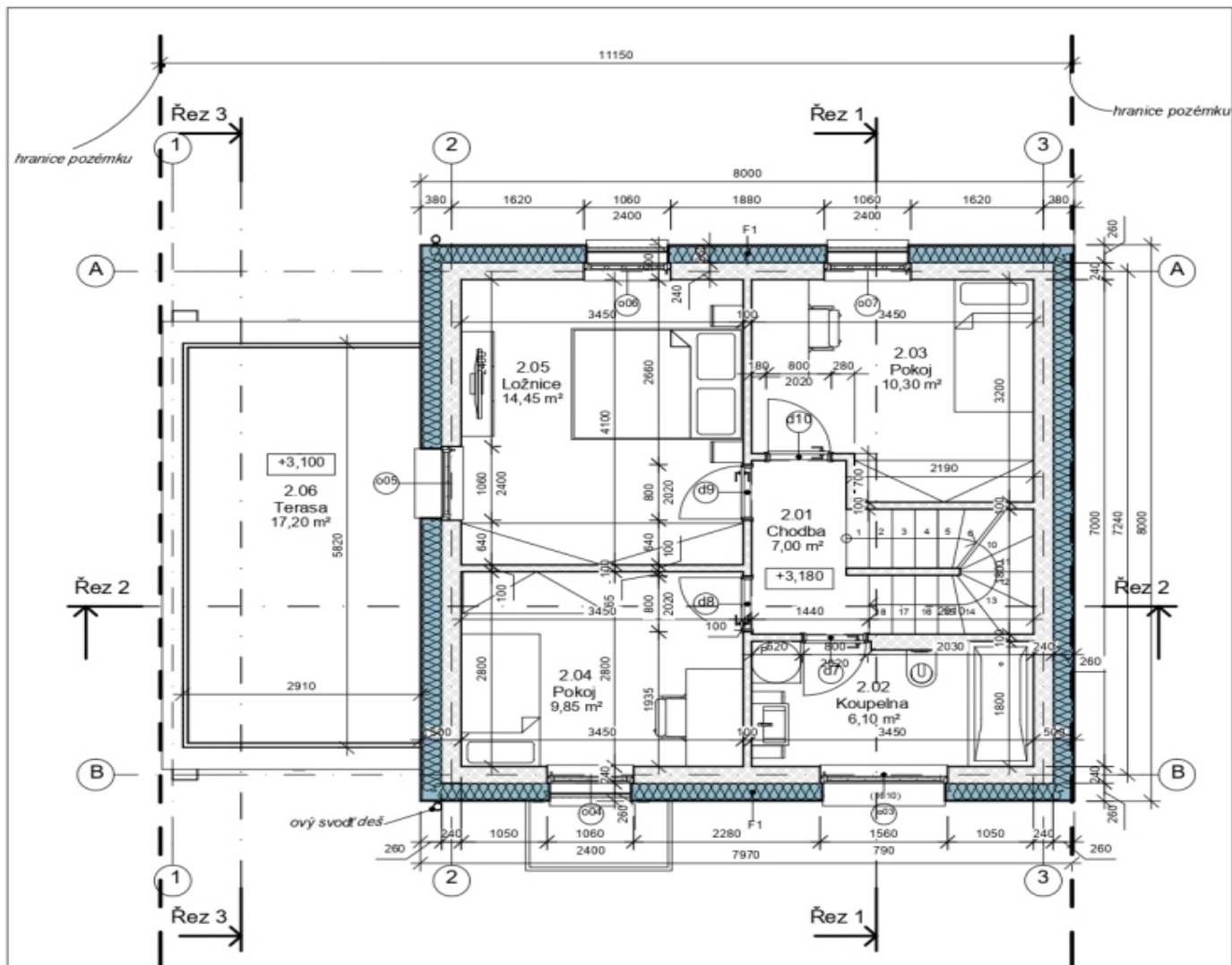
The house is located on a quiet, **gated street** with a children's playground used primarily by residents, ensuring **minimal traffic**. The Zahrady Herink project will also include 4 commercial units and a guesthouse, enhancing residents' comfort. The village offers a kindergarten, café, restaurant, Italian delicatessen, and a playground, while additional services and medical facilities are available in nearby **Průhonice, Čestlice, and Říčany**. Golf enthusiasts will appreciate a modern **18-hole course** in the neighboring village. Its strategic location provides quick access to the **D1 highway** and the Prague Ring Road, with the city center reachable by car in approximately 25 minutes. A bus ride to the **Opatov metro station** takes less than half an hour.

Total area 168.8 m² (of which interior 134.3 m², terrace 17.2 m², garage 17.3 m²), plot 240 m².



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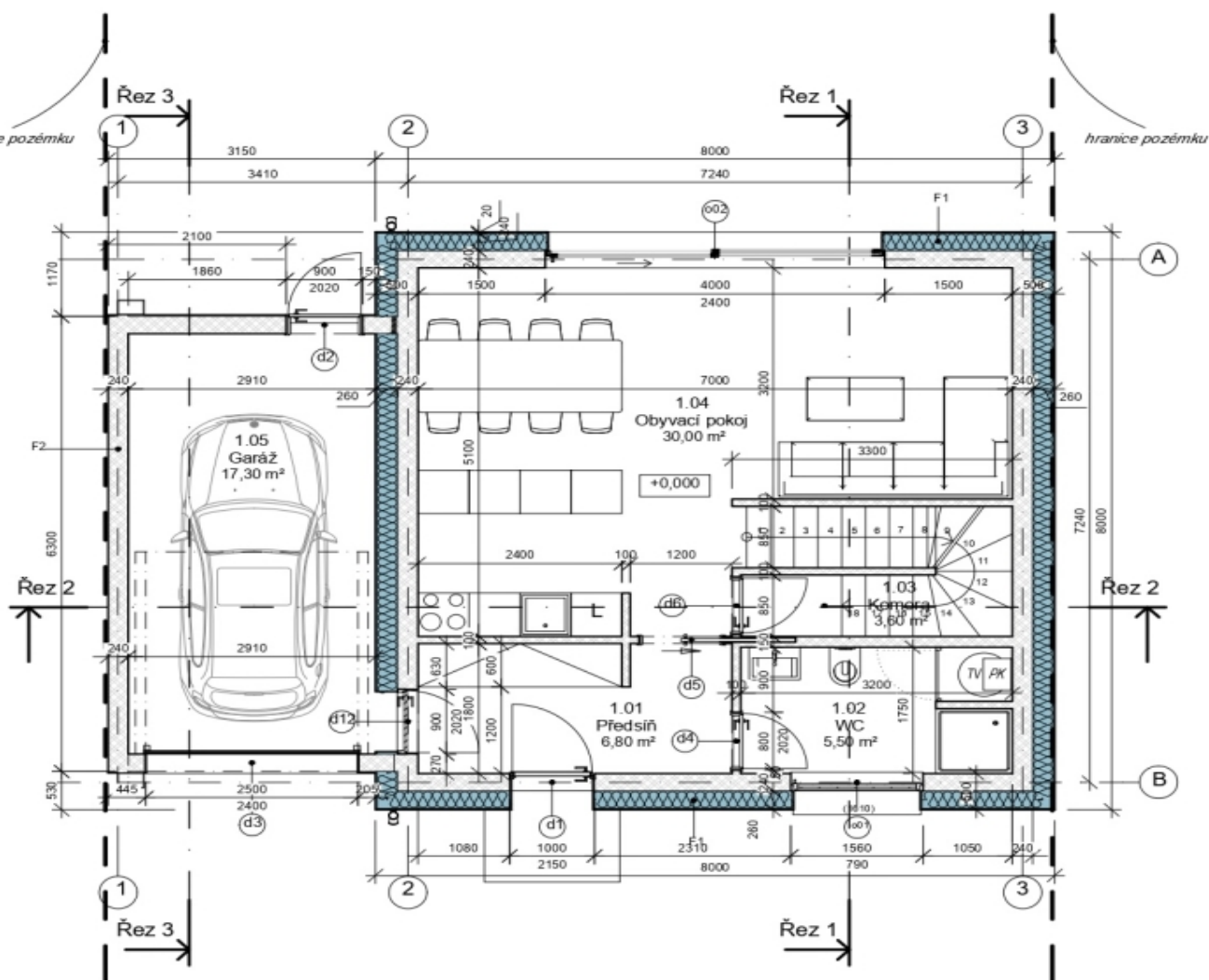
2NP seznám místností			
Podlaží	Číslo	Název	Plocha
02 2NP	2.01	Chodba	7,00 m ²
02 2NP	2.02	Koupelna	6,10 m ²
02 2NP	2.03	Pokoj	10,30 m ²
02 2NP	2.04	Pokoj	9,85 m ²
02 2NP	2.05	Ložnice	14,45 m ²
			47,70 m ²
02 2NP	2.06	Terasa	17,20 m ²



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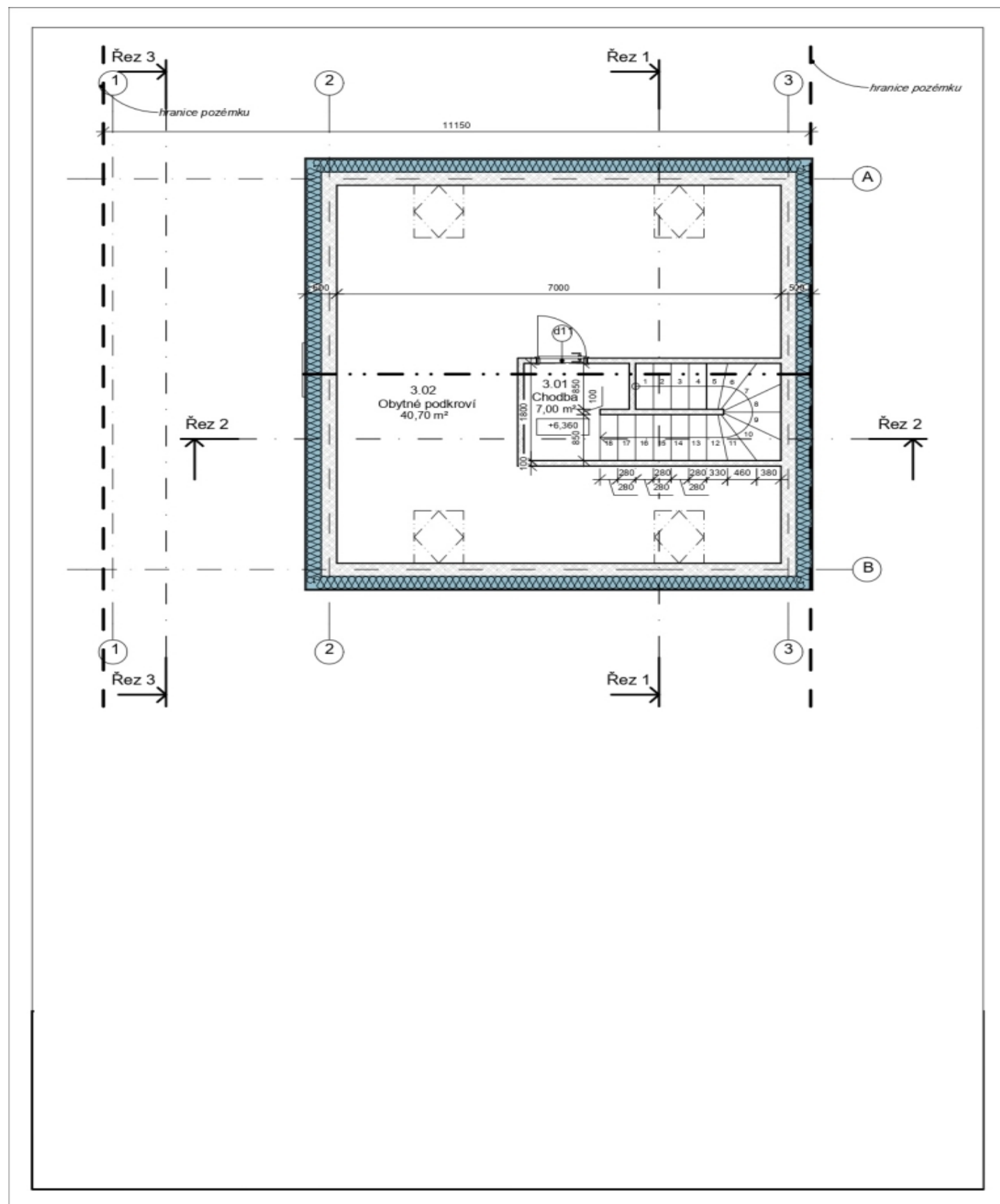
1NP seznam místnosti			
Podlaží	Číslo	Název	Plocha
01 1NP	1.01	Předsíň	6,80 m ²
01 1NP	1.02	WC	5,50 m ²
01 1NP	1.03	Komora	3,60 m ²
01 1NP	1.04	Obyvací pokoj	30,00 m ²
01 1NP	1.05	Garáž	17,30 m ²
			63,20 m ²



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