



House Five-bedroom (6+kk)

€ 1 437 551 | CZK 34 990 000

265 m², Prague 9, Horní Počernice, Na Bačálkách





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Total area	265 m ²
Plot	758 m ²
Foot print	223 m ²
Garden	535 m ²
Floor area	213 m ²
Terrace	52 m ²
Parking	2 garage parking spaces, wallbox
Cellar	-
PENB	B
Reference number	110486

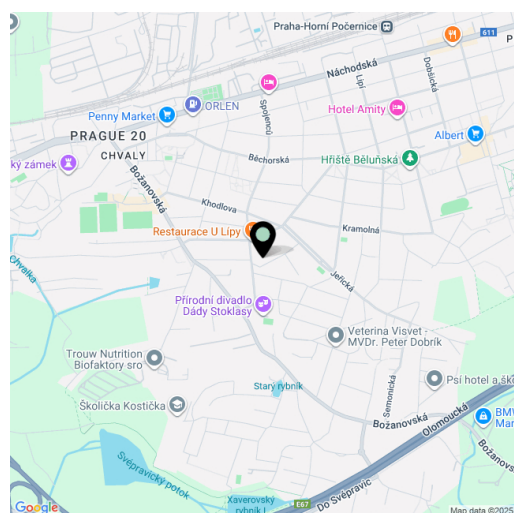
This brand-new modern family house with air-conditioning, a covered terrace, a garden, and open views of the surrounding area is located in a quiet residential part of Horní Počernice. Within walking distance, there is a kindergarten and elementary school, shops, and restaurants. The surrounding area offers plenty of greenery, sports opportunities, and fast connections to the center of Prague.

The ground floor consists of the main living area with a kitchen, a bedroom with an **en-suite bathroom** (shower, toilet), a staircase hall with a utility room, a separate toilet, a walk-in closet, and a **double garage with a wallbox** for charging and direct access to the entrance hall. **The terrace** extends along the entire **southwest side** of the house, accessible from both rooms, and is partially covered by a **bioclimatic pergola**. The entire ground floor, including the terrace, is barrier-free. Upstairs, the master bedroom features a **walk-in closet** and en-suite bathroom (shower, double washbasin, toilet, bidet). There are also 3 rooms with access to a **shared terrace**, a bathroom with a bathtub connected to a utility room, a separate toilet, a laundry room, and a staircase gallery.

The southwest-facing interior is filled with natural light thanks to large-format aluminum windows fitted with **external blinds** and insect screens. **Oak floors** in the living areas are complemented by ceramic tiles in the service rooms. The high-standard facilities further include **frameless interior doors**, aluminum entrance doors, **underfloor heating** throughout, **heat recovery ventilation**, **air-conditioning**, a wood-burning stove, and a security and camera system. Home control, including audio, is managed via a **Loxone** smart home system. An energy efficiency rating of B is ensured by a **NIBE air-to-water heat pump** for heating, and a **photovoltaic power plant** with a **10.8 kWp capacity** and 11.52 kWh battery storage. A **rainwater retention tank** is also located on the property. In front of the garage, there are 2 additional parking spaces.

Horní Počernice is characterized by a peaceful atmosphere created by family homes and abundant greenery. Options for active leisure include tennis courts, a football club, and an **18-hole course** at the Black Bridge golf resort. The nearby **Klánovice forest** is ideal for walking, cycling, and running. Thanks to the train connection from Praha–Horní Počernice station, **Masaryk Railway Station** can be reached in just 15 minutes, while regular bus services connect to the **Černý Most metro station**.

Total area 265 m² (of which interior 213 m², terraces 52 m²), built-up area 223 m², garden 535 m², plot 758 m².



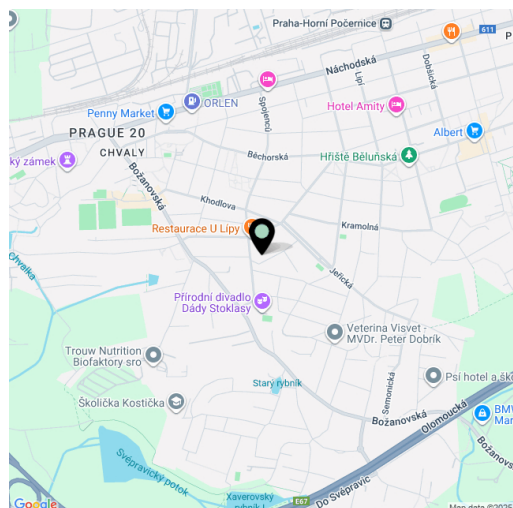


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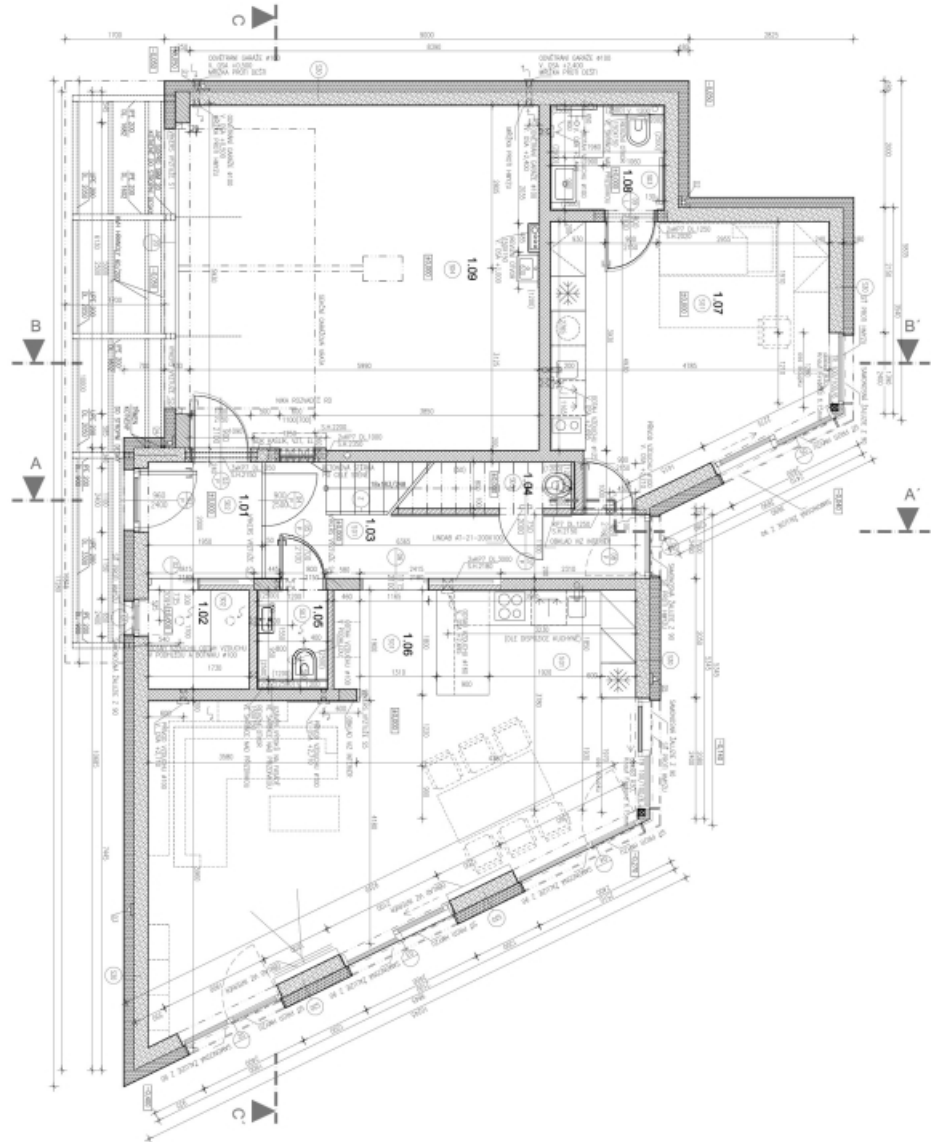




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TABULKA MÍSTNOSTI

ČÍSLO	NÁZEV MÍSTNOSTI	POVRCH	STĚNY	POVRCH	1 NP
1.01	obývací	1.2	1.3	1.4	1.5
1.02	kuchyň	1.2	1.3	1.4	1.5
1.03	jídlova	1.2	1.3	1.4	1.5
1.04	spalovna	1.2	1.3	1.4	1.5
1.05	spalovna	1.2	1.3	1.4	1.5
1.06	spalovna	1.2	1.3	1.4	1.5
1.07	spalovna	1.2	1.3	1.4	1.5
1.08	spalovna	1.2	1.3	1.4	1.5
1.09	WC	1.2	1.3	1.4	1.5
1.10	průchod	1.2	1.3	1.4	1.5
1.11	schodiště	1.2	1.3	1.4	1.5
1.12	garáž	1.2	1.3	1.4	1.5

- LEGENDA MATERIÁLŮ**
- 1.1 MONOLITICKÝ ŽELEZOBETÓN
 - 1.2 KERAMICKÝ POKRYV
 - 1.3 AKROSTIK
 - 1.4 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.5 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.6 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.7 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.8 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.9 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.10 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
 - 1.11 KAMENNÝ ZÁKLAD (KAMENNÝ PLOŠNÝ) P-0,24 M, M, 20, 1,4, 1,07 (P-0,24 M, 1,4, 1,07)
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