



House Three-bedroom (4+kk)

189 m², Praha-východ, Říčany

€ 937 825 | CZK 22 826 650



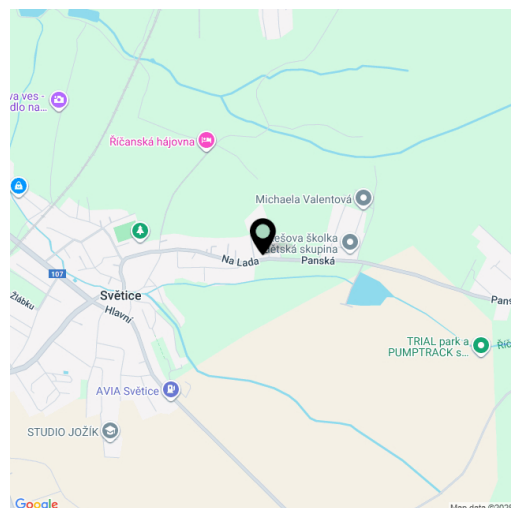


House Three-bedroom (4+kk)

€ 937 825 | CZK 22 826 650

189 m², Praha-východ, Říčany

Total area	189 m²
Plot	670 m²
Foot print	132 m²
Garden	538 m²
Floor area	181 m²
Terrace	8 m²
Parking	One garage and one outdoor parking space
Cellar	-
PENB	C
Reference number	111024



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 Světlá, 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 is dominated by a spacious living area with a preparation for a kitchen and access to a **south-facing terrace** overlooking the greenery surrounding the **Říčanský Stream** and the nearby bike path. This level also includes 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 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 **Světlá** 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 m², terrace 7.63 m², garden 538 m², plot 670 m².



House Three-bedroom (4+kk)

€ 937 825 | CZK 22 826 650

189 m², Praha-východ, Říčany

A2A

Počet podlaží
Number of floors

2

Dispozice
Layout

4+kk
3 bdrm

Venkovní stání
Parking

1x

Podlahová plocha domu
Floor interior area

189,26 m²

1. NP
1st floor

1 Vstupní hala | Entrance hall3,76 m²

2 Koupelna | Bathroom5,77 m²

3 Sklad | Storage3,92 m²

4 Kuchyň | Kitchen12,88 m²

5 Obývací pokoj | Living room40,53 m²

6 Schodiště | Staircase4,42 m²

Užitná plocha | Usable area71,29 m²

Podlahová plocha | Floor area100,06 m²

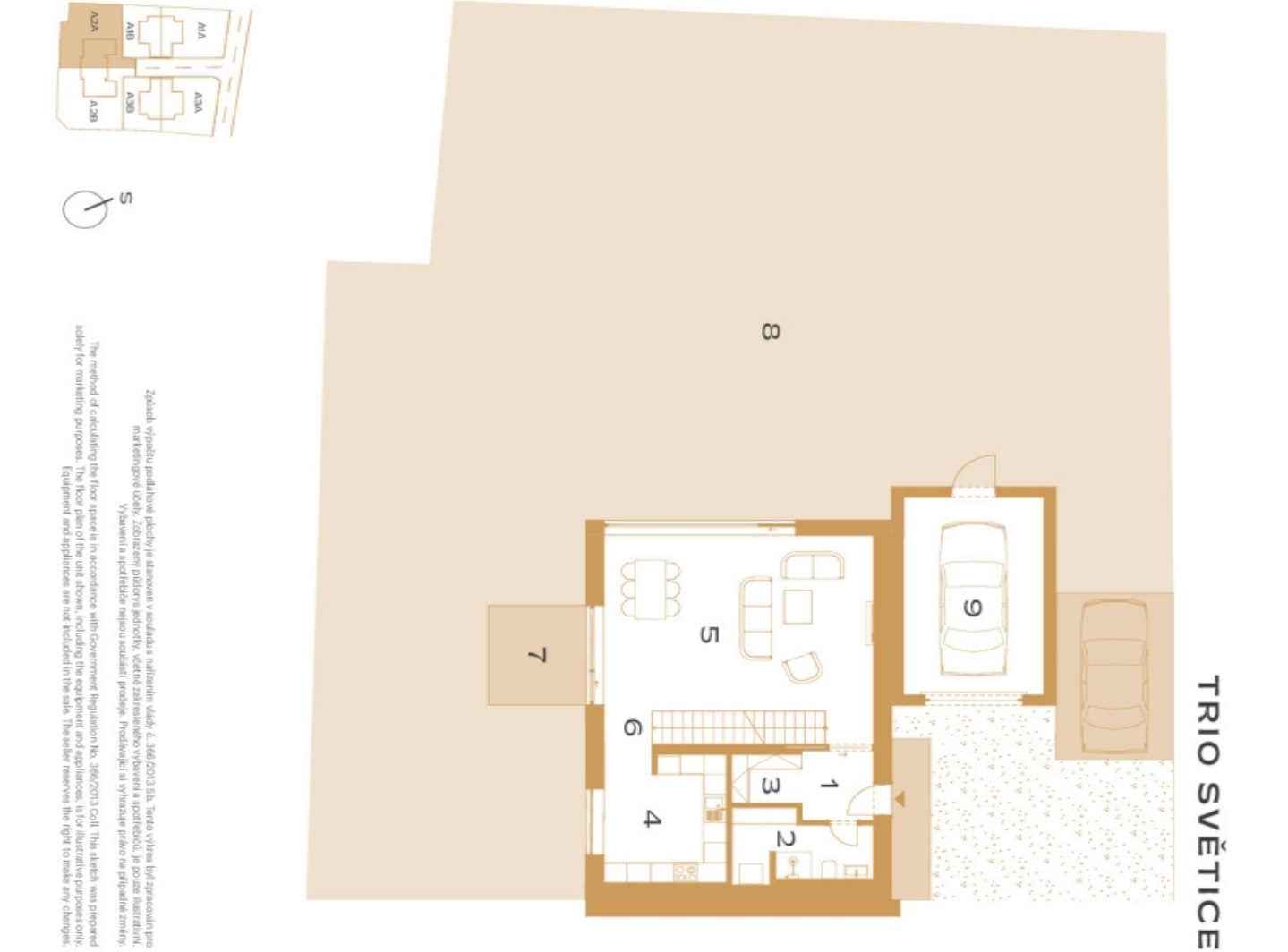
7 Terasa | Terrace7,63 m²

8 Zahrada | Garden538,00 m²

9 Garáž | Garage21,14 m²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



€ 937 825 | CZK 22 826 650

189 m², Praha-východ, Říčany

Počet podlaží	2
Number of floors	
Dispozice	4+KK
Layout	3 bdrm
Venkovní stání	1x
Parking	
Podlahová plocha domu	189,26 m ²
Floor interior area	

2. NP

2nd floor

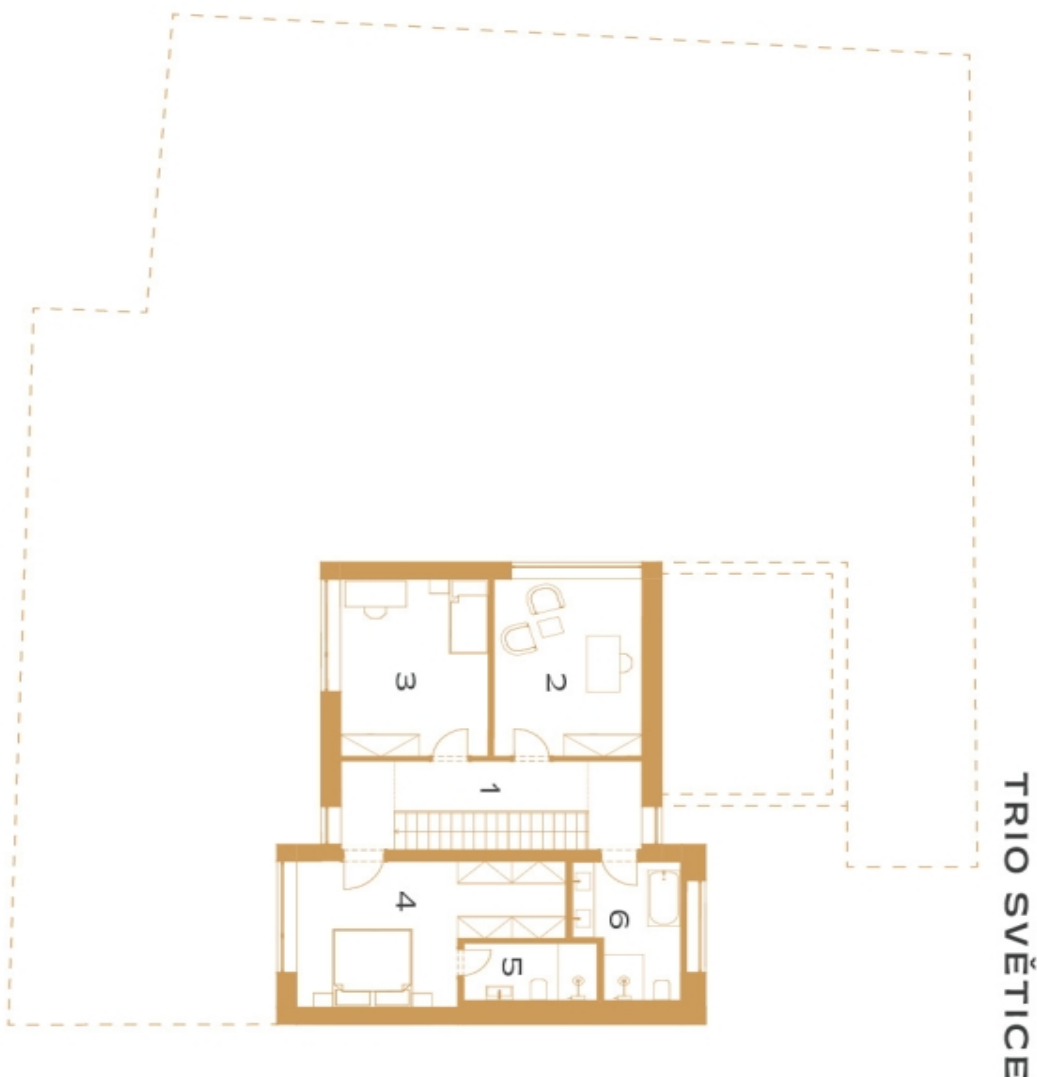
1	Chodba Hallway	12,71 m²
2	Pracovna Office	16,71 m²
3	Pokoj Room	16,81 m²
4	Ložnice Bedroom	20,28 m²
5	Koupelna Bathroom	4,60 m²
6	Koupelna Bathroom	7,95 m²

Užitná plocha Usable area	79,07 m ²
Podlahová plocha Floor area	89,20 m ²

EXKLUZIVNI ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svobodas&williams

CHRISTIE'S
INTERNATIONAL REAL ESTATE



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.