



House Two-bedroom (3+kk)

Sold

124 m², Mladá Boleslav, Mladá Boleslav, Jemníky





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Total area	124 m ²
Foot print	146 m ²
Floor area	92 m ²
Terrace	32 m ²
Parking	-
Cellar	-
PENB	A
Reference number	111688

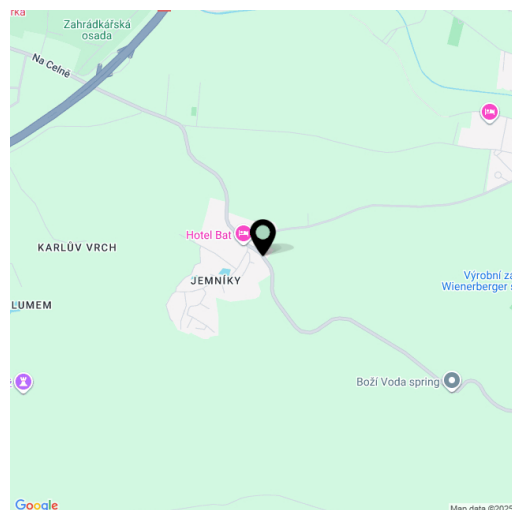
This new construction of the passive Nest family house is part of the U Boží vody intimate project, which consists of a total of 9 houses equipped with the latest technologies. The project is being built right next to the Chlum nature park in the small village of Jemníky on the outskirts of Mladá Boleslav. The proximity of this city and the easy connection with Prague will make it possible to have all services within easy reach and at the same time to live surrounded by nature.

The layout of the house consists of a more than 40-meter living room with a kitchen and dining room, a main bedroom, a study/guest room, a bathroom (with a bathtub and WC), a separate toilet, a utility room, a hall, and an anteroom. All rooms have access to the garden terrace.

The construction of the house is very fast thanks to the chosen structural solution, **complete finalization takes 5 months**. The passive standard and design in **above-standard quality** will guarantee an **optimal temperature** in the house and a supply of **fresh air** throughout the year at very low operating costs. The purchase price includes **solar panels, batteries, heat pump, recuperation, cooling with the Jablotron Coolbreeze system, underfloor heating, three-layer wooden floors made of European wood from a Czech manufacturer**, large windows with triple glazing and exterior blinds. All technology will be managed by the **Loxone Smart Home intelligent home system**. The group of houses will have its **own entrance**, separated from the road by a **noise wall**. We're happy to assist you in applying for a grant under the New Green Savings program, which can provide funding of up to **CZK 500,000**. Please note that the grant amount and availability are subject to the program's current terms and conditions.

The place, surrounded by **breathtaking nature** consisting mainly of **deciduous forests**, is located just a short distance from the edge of Mladá Boleslav, the bus ride to the center takes only 15 minutes. Schools, medical services, shopping possibilities and opportunities for cultural enjoyment are all within a short driving distance. The village of Jemníky also has a convenient location for **regular trips to Prague**, which is now about 30 minutes away by car.

Usable area 123.7 m², terraces 25 + 7.2 m², plot of your choice 815-838 m².





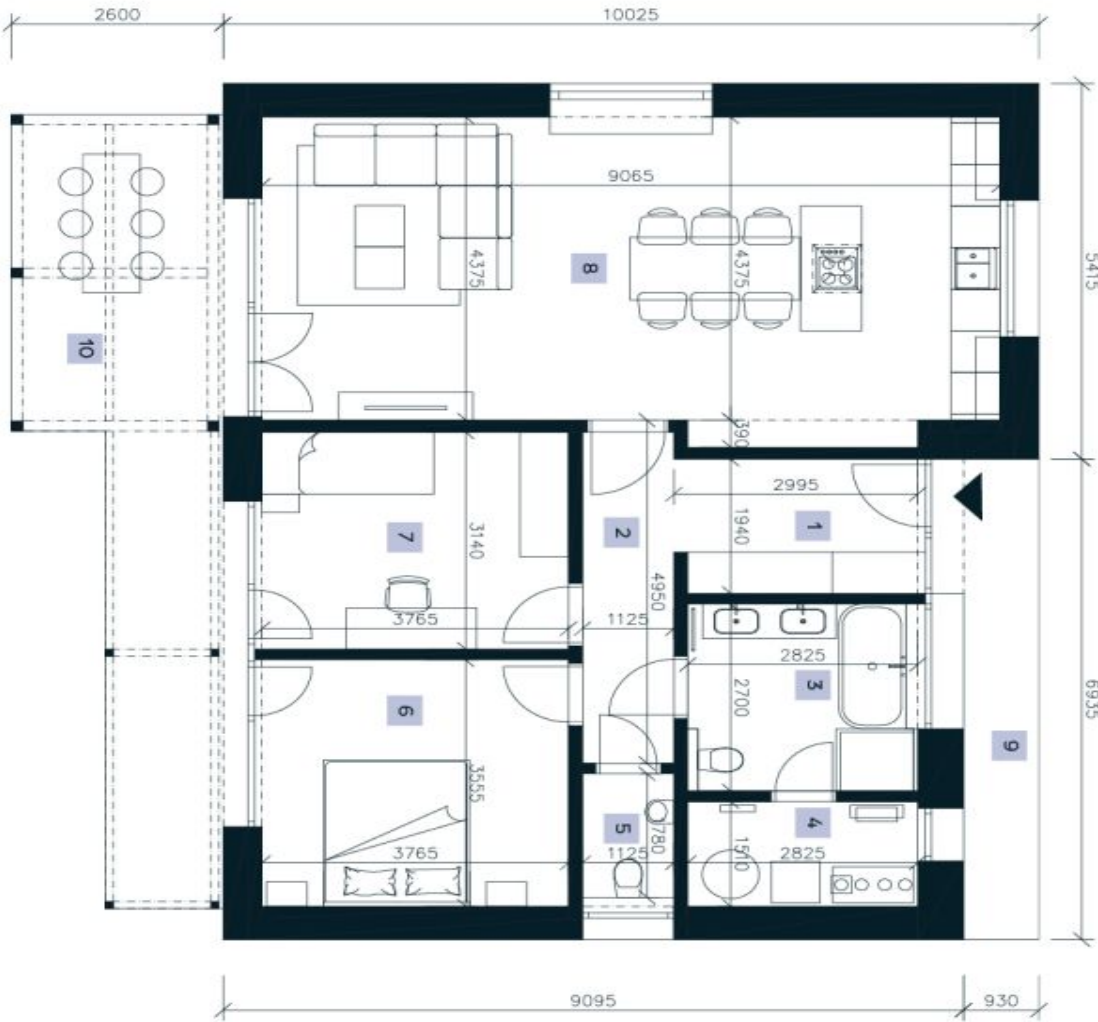
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Nest		
Počet podlaží Number of floors	1	
Dispozice Layout	3 + Kk 2 bdrm	
Zastavěná plocha Built on area	145,7 m²	
Užitná plocha domu (excluding terrace) Usable interior area (excluding terrace)	91,5 m²	

1. NP		
1st floor		
1 Zádveří Entrance hall	5,7 m²	
2 Chodba Hallway	5,6 m²	
3 Koupelna + WC WC	7,2 m²	
4 Technická místnost Technical room	4,3 m²	
5 WC WC	2,0 m²	
6 Ložnice Bedroom	13,6 m²	
7 Pokoj Bedroom	12,0 m²	
8 Obývací pokoj + Kk Living room and kitchen	41,1 m²	
Užitná plocha 1. NP Usable area of the 1st floor	91,5 m²	
9 Terasa Terrace	7,2 m²	
10 Terasa Terrace	25,0 m²	



U BOŽÍ VODY



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