



## House Three-bedroom (4+kk)

€ 1 070 179 | CZK 26 000 000

216 m<sup>2</sup>, Prague 9, Klánovice, Dobřenická



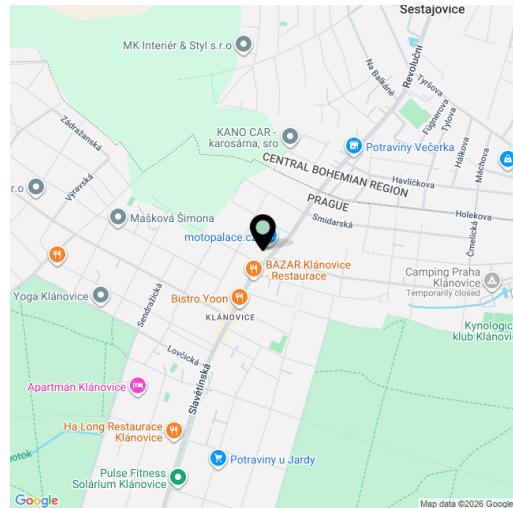


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Total area	216 m <sup>2</sup>
Plot	192 m <sup>2</sup>
Foot print	85 m <sup>2</sup>
Floor area	185 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Front garden	122 m <sup>2</sup>
Parking	2 outdoor parking spaces
Cellar	-
PENB	A
Reference number	111779



**This new two-level unit with a private front garden and two parking spaces is part of a modern, exceptionally energy-efficient building with a family-like atmosphere, located in an absolutely quiet villa district of Prague 14 – Klánovice. Thanks to its elegant setting and the impressive Klánovice Forest, the area has long maintained its reputation as a prestigious residential location.**

The entry level consists of a living room ready for a custom-designed kitchen and access to a **south-facing terrace** and **front garden**, a bathroom with a shower, a utility room, and three storage rooms that can be used as a pantry, walk-in closet, or space for seasonal equipment. The terrace also features a storage shed suitable for bicycles or gardening tools. The front garden has a lockable gate providing direct access to the street. The upper floor includes a master bedroom with its own bathroom and **walk-in closet**, two additional bedrooms with access to a shared **loggia**, a bathroom with a bathtub, and a stair hall with a skylight. The price also includes **two outdoor parking spaces**.

The timeless architecture, completed in 2025, is complemented by **high-quality materials** that meet today's premium standards. Features include large-format aluminum windows with triple glazing, three-layer oak floors, and **flush interior doors** with a height of 2.5 meters. Ceilings reach a height of 2.9 meters, enhancing the spaciousness of the interior. The entire house is equipped with **underfloor heating** controlled by thermostats in each room, powered by an air-to-water **heat pump** located in the utility room.

In the First Republic era, **Klánovice** was one of the most famous Czech resort towns, and much of its former elegance and spa-like character remains today, setting it apart from other parts of Prague. The main means of transport to the city center is still the **train**, with 15-minute intervals during peak times and a travel time of 20–30 minutes. The area offers cafés, patisseries, restaurants, dozens of shops, schools of all levels, a **two-story sports hall**, tennis courts, a football field, a **swimming pool**, and popular **farmers' markets** from spring through late autumn. The renowned **Klánovice Forest** is a favorite place for walks, running, cycling, and increasingly, horseback riding.

The property is approved for use as a residential unit.

Floor area 185.1 m<sup>2</sup>, loggia 5.4 m<sup>2</sup>, terrace 25.3 m<sup>2</sup>, front garden 122.2 m<sup>2</sup>, built-up area 85 m<sup>2</sup>, plot



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