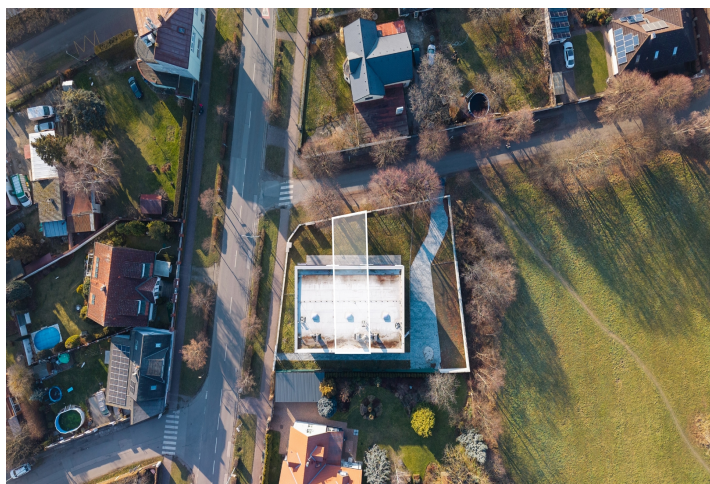




House Three-bedroom (4+kk)

€ 1 047 658 | CZK 25 500 000

213 m², Prague 9, Klánovice, Dobřenická





House Three-bedroom (4+kk)

€ 1 047 658 | CZK 25 500 000

213 m², Prague 9, Klánovice, Dobřenická

Total area	213 m²
Plot	167 m²
Foot print	85 m²
Floor area	183 m²
Terrace	24 m²
Loggia	5 m²
Front garden	58 m²
Parking	2 outdoor parking spaces
Cellar	-
PENB	A
Reference number	111780

This new duplex unit offering all the advantages of a family house is part of an exceptionally energy-efficient boutique project set within the peaceful residential district of Prague 14 – Klánovice. This sought-after location maintains a strong sense of community with all amenities within easy reach and lies in close proximity to the impressive Klánovice Forest. Convenient and fast access to the city center is ensured by a regular train service.

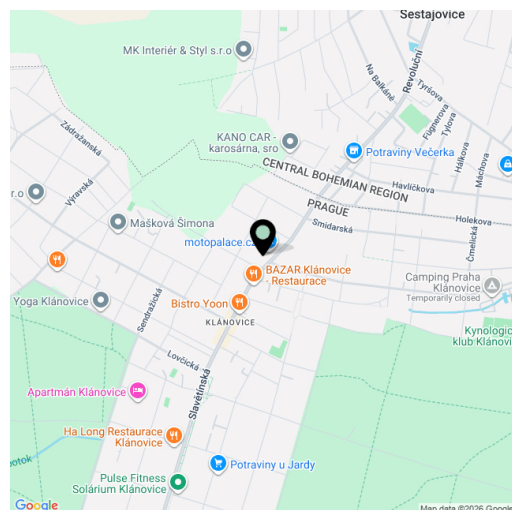
The entry level consists of a living room ready for a custom-designed kitchen and access to a **south-facing terrace** and **front garden**, a bathroom with a shower, a utility room, and three storage rooms that can be used as a pantry, walk-in closet, or space for seasonal equipment. The terrace also 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 includes **2 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 183.4 m², loggia 5.4 m², terrace 23.8





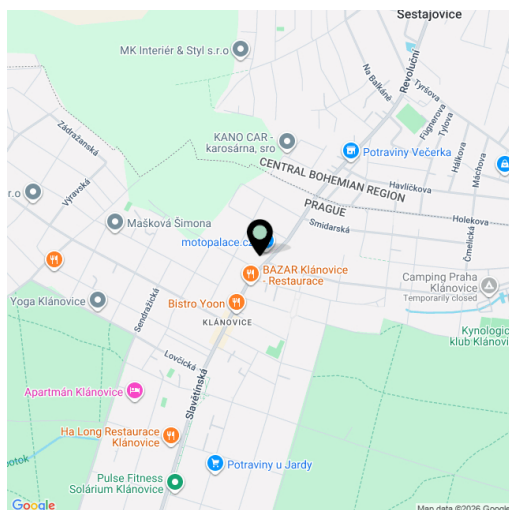
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m², front garden 58.4 m², built up area 85 m², plot 167.2 m².





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213 m², Prague 9, Klánovice, Dobřenicá

