



## House Three-bedroom (4+kk)

€ 1 059 984 | CZK 25 800 000

211 m², Prague 9, Klánovice, Dobřenická







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|                  |                          |
|------------------|--------------------------|
| Total area       | 211 m <sup>2</sup>       |
| Plot             | 232 m <sup>2</sup>       |
| Foot print       | 85 m <sup>2</sup>        |
| Floor area       | 185 m <sup>2</sup>       |
| Terrace          | 21 m <sup>2</sup>        |
| Loggia           | 6 m <sup>2</sup>         |
| Front garden     | 86 m <sup>2</sup>        |
| Parking          | 2 outdoor parking spaces |
| Cellar           | -                        |
| PENB             | A                        |
| Reference number | 111781                   |

In a quiet residential area of Prague 14 – Klánovice, this spacious and airy duplex apartment has just been completed, featuring a south-facing terrace, a front garden, and two parking spaces. It is part of a modern, energy-efficient residence with only three apartment units.

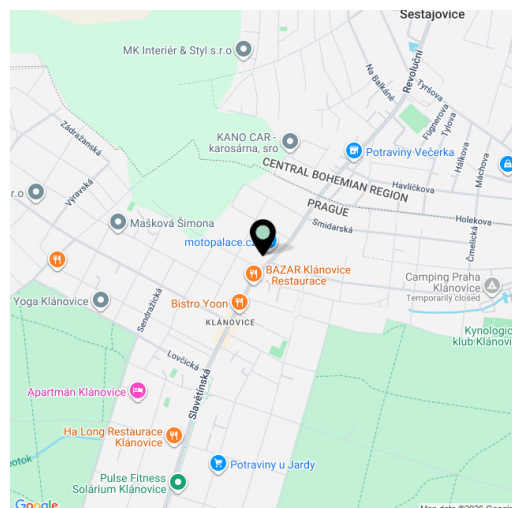
The entry level consists of a living room ready for a custom-designed kitchen and access to a **south-facing terrace** and **front garden**, a bathroom with a shower, a utility room, and three storage rooms that can be used as a pantry, walk-in closet, or space for seasonal equipment. The terrace also 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 property comes with **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 1920s and 1930s, **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 184.5 m<sup>2</sup>, loggia 5.9 m<sup>2</sup>, terrace 20.9 m<sup>2</sup>, front garden 86.1 m<sup>2</sup>, built-up area 85 m<sup>2</sup>, plot 232 m<sup>2</sup>.

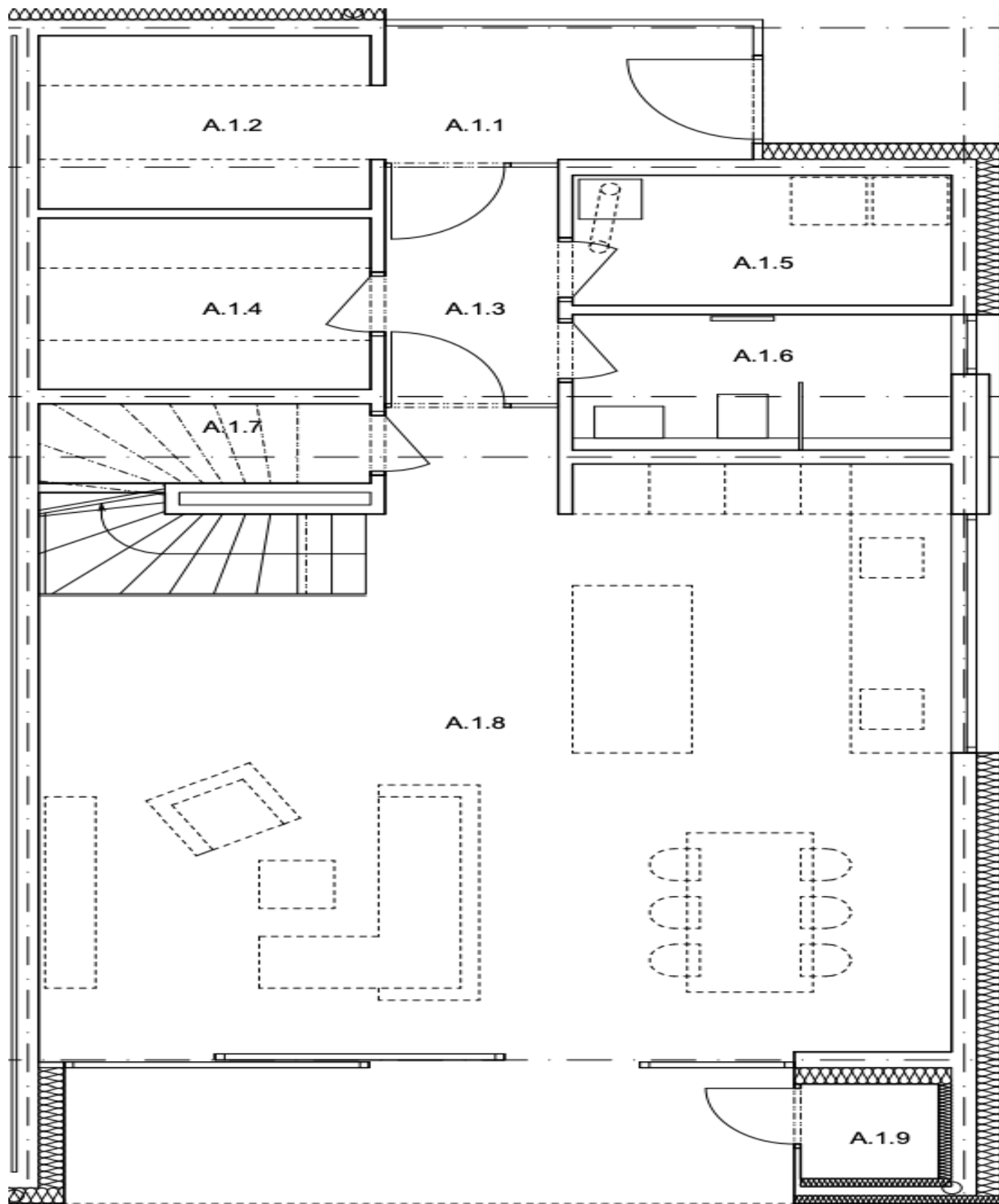




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