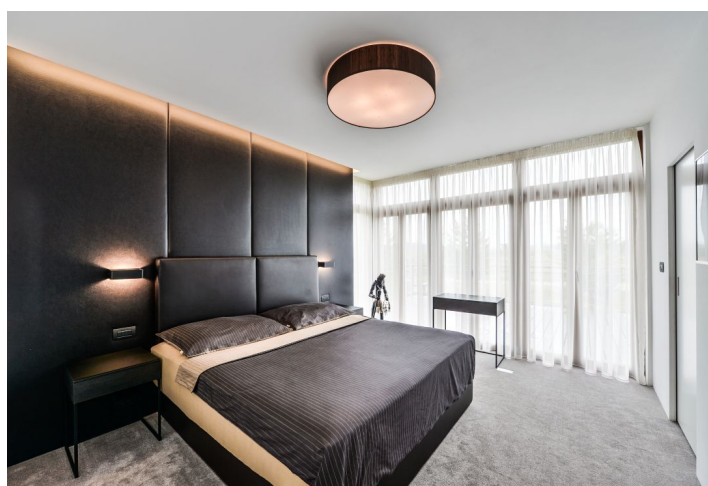




## House Three-bedroom (4+kk)

**Sold**

144 m<sup>2</sup>, Prague 10, Benice, Janská

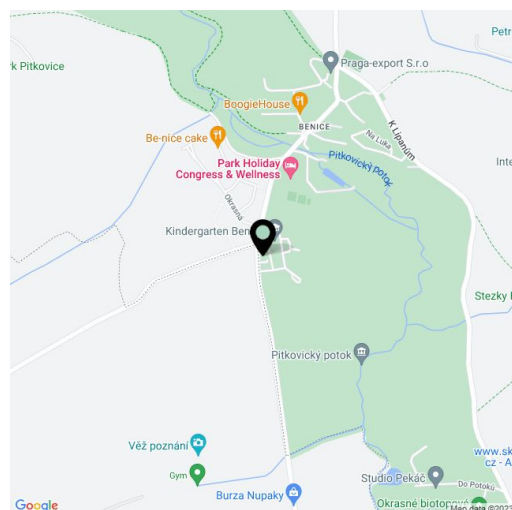




## House Three-bedroom (4+kk)

**Sold**144 m<sup>2</sup>, Prague 10, Benice, Janská

|                  |                    |
|------------------|--------------------|
| Plot             | 682 m <sup>2</sup> |
| Foot print       | 88 m <sup>2</sup>  |
| Garden           | 594 m <sup>2</sup> |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | -                  |
| PENB             | A                  |
| Reference number | 32403              |



This newly built terraced family house with a large southeast garden and a designer interior is located on a dead-end street lined with trees on the edge of a residential area. The district of Benice allows you to live in the peaceful environment of the Botič-Milíčov nature park yet in an area with a full infrastructure.

The ground floor consists of a living room with a kitchen, a dining room, and access to the garden terrace, a utility room, a toilet, and a garage. Upstairs, there is a master bedroom with a walk-in closet and access to the terrace, a children's bedroom, a study with a **balcony**, and a bathroom with a toilet, bath, and shower.

This low-energy house from 2014 boasts an imaginative, modern interior design and **high quality materials**. American walnut and troweled epoxy floors, wall-to-wall carpets in the bedrooms. Facilities include underfloor heating, a smart home system, **wooden triple-glazed Euro windows** with exterior blinds, a projection screen, a sound system and a home cinema, a biofuel fireplace, a Jablotron security system, and a preparation for air conditioning. The custom-made kitchen has a Technistone worktop, quality hinges, Blum drawer slides, and Samsung and Whirlpool appliances. The purchase price includes all interior equipment. The large grassy plot is irrigated by a rainwater tank. The heating is with a pump (Stiebel Eltron boiler). Parking is available in the **garage** and on **1 outdoor parking space**.

There is a **wellness and fitness center**, a restaurant, tennis courts, and a swimming pool in close proximity. Other civic amenities are in neighboring Uhřetěves, where there is a kindergarten and an elementary school, a post office, shops, doctors' offices, restaurants, a cafe, and other services. There is a bus connection to the Háje metro station or the Uhřetěves train station, with direct and frequent links to the Main Railway Station. The area is surrounded by a beautiful natural landscaped park with bike trails and hiking paths.

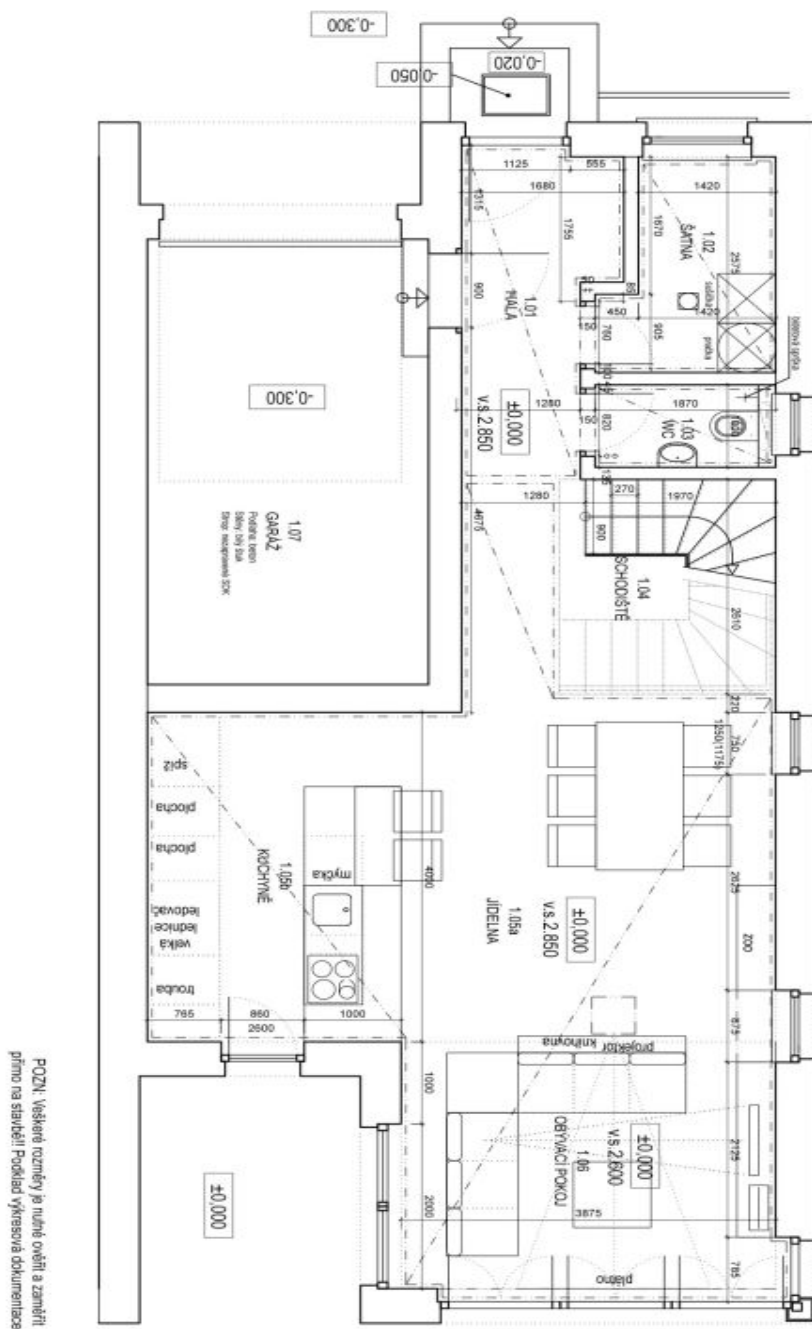
Useable area 144.32 m<sup>2</sup> - interior 110.4 m<sup>2</sup>, garage 16.7 m<sup>2</sup>, terraces 21.19 m<sup>2</sup>, built-up area 88 m<sup>2</sup>, garden 594 m<sup>2</sup>, plot 682 m<sup>2</sup>.



# House Three-bedroom (4+kk)

144 m<sup>2</sup>, Prague 10, Benice, Jenská

Sold



POZN: Všechny rozměry jsou nutné ověřit a zaměřit přímo na stavbě! Podklad výrazná dokumentace.

## LEGENDA

|      |               |       |
|------|---------------|-------|
| 1.01 | HALA          | 5.69  |
| 1.02 | SATNA         | 4.15  |
| 1.03 | WC            | 1.89  |
| 1.04 | KUCHYNĚ       | 10.50 |
| 1.05 | SCHODISTE     | 5.84  |
| 1.06 | OBÝVACÍ POKOJ | 31.57 |
| 1.07 | GARÁŽ         | 16.07 |



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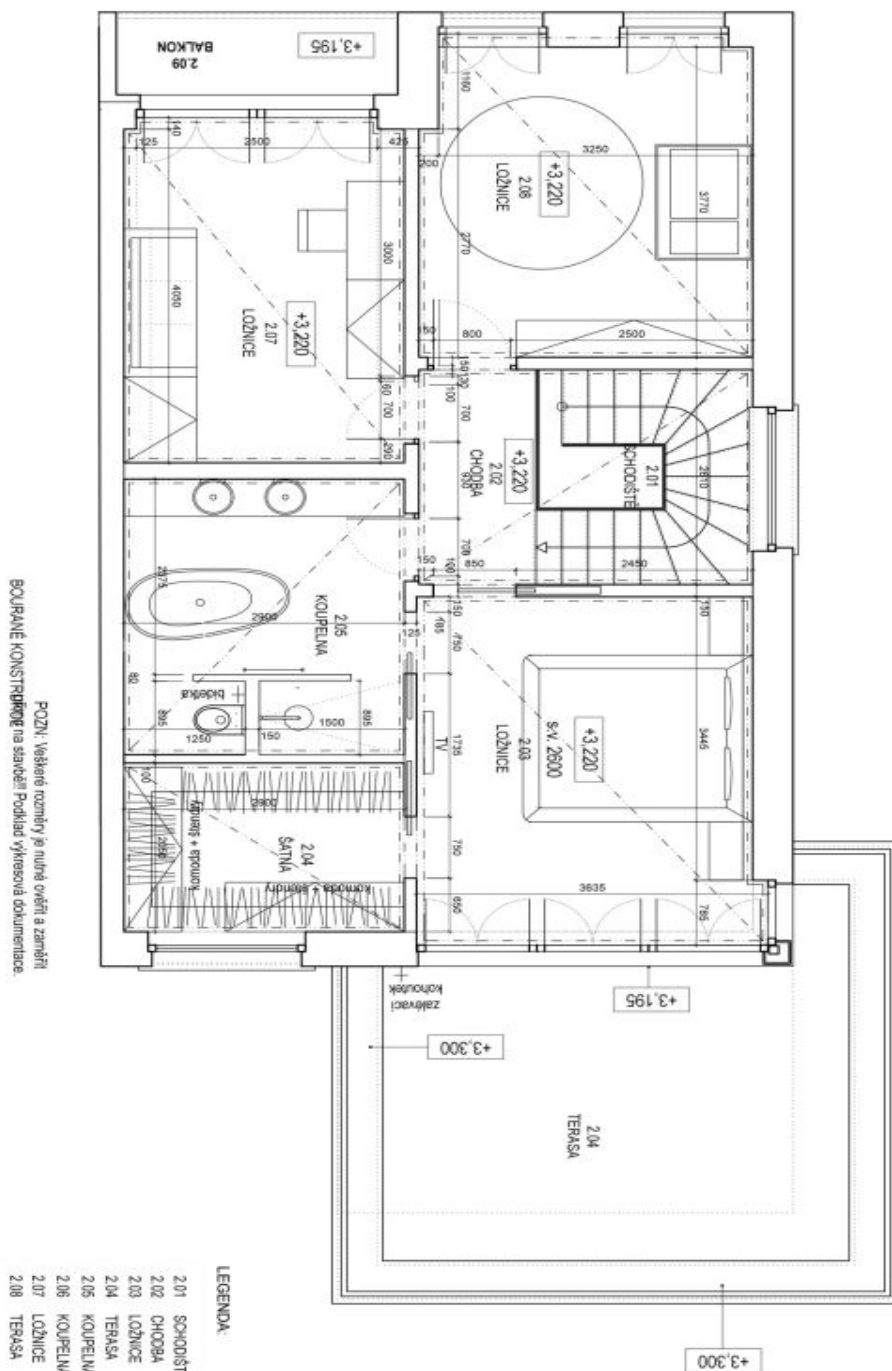
|                                    |            |
|------------------------------------|------------|
| ADRESA BNC<br>OCHRANOVSKÁ<br>PRAHA |            |
| OBJEKT<br>PUDOROVSKÝ TNP           |            |
| DETAIL                             |            |
| MOBILNÍ                            |            |
| VÝKRES C                           | 1:50       |
| DATUM                              | 23/08/2014 |



# House Three-bedroom (4+kk)

Sold

144 m<sup>2</sup>, Prague 10, Benice, Janská



ADRESA: BNC  
OCHRANOVSKÁ  
PRAHA

OBSTAVĚNÍ:  
PŮDORYS 2NP

MOBILNÍ:  
VÝKRES C:  
02

MĚŘITKO:  
1:50

DATA:  
23/08/2014

architects

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