



## House Four-bedroom (5+kk)

€ 1 339 359 | CZK 32 600 000

249 m², Prague 10, Benice, Chotěbuzská



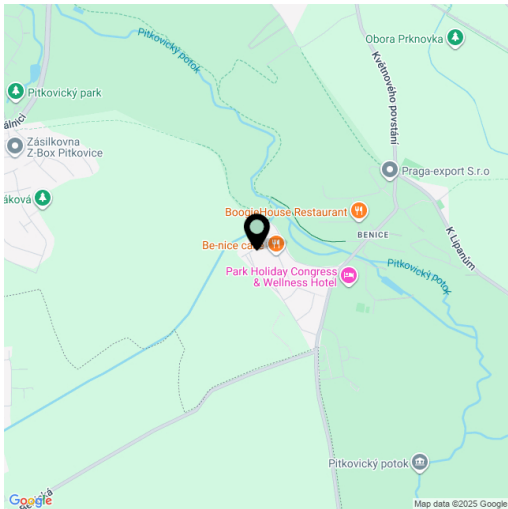


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|                  |                                                   |
|------------------|---------------------------------------------------|
| Total area       | 249 m²                                            |
| Plot             | 843 m²                                            |
| Foot print       | 172 m²                                            |
| Garden           | 671 m²                                            |
| Floor area       | 185 m²                                            |
| Balcony          | 13 m²                                             |
| Terrace          | 12 m²                                             |
| Parking          | Double garage plus additional parking on the plot |
| Garage           | 39 m²                                             |
| Cellar           | -                                                 |
| PENB             | B                                                 |
| Reference number | 39885                                             |



This brick family house offering a combination of bright interiors, comfort, and modern technologies is surrounded by a beautifully maintained garden and located on a quiet, dead-end street in the Benice district on the southeastern edge of Prague. The area near the Botič–Miličov Nature Park is highly sought-after by families with children thanks to its peaceful natural environment with clean air and convenient access to the city center.

The ground floor consists of a living room with **panoramic windows** overlooking the garden, a kitchen, a dining area with access to the **terrace**, a **home cinema**, a separate toilet, a utility room with a laundry area, and an entrance hall with a **walk-in wardrobe**. The upper floor includes three bedrooms, a study, and a bathroom (with both a bathtub and shower). The master bedroom features a **walk-in wardrobe**, an en-suite bathroom (with a toilet and shower), and **two balconies**, while the other bedrooms also have **smaller** adjoining **balconies**.

The **energy-efficient house**, built in 2010 as part of the **exclusive Nový Svět residential project**, is constructed with Porotherm insulating bricks and a Cembrit roof, with reinforced concrete ceilings. Large **French thermal-insulated Euro windows** bring in plenty of natural light, and **2.8-meter-high ceilings** enhance the sense of openness. The **Scavolini** kitchen is equipped with an electric and microwave oven, induction cooktop, range hood, dishwasher, built-in **Liebherr** refrigerator, and an **LG side-by-side fridge**. The laundry room includes a **Miele** washer and dryer. Bathrooms feature underfloor heating, Laufen sanitary ware, and Hansgrohe fixtures. Premium home technologies include **air-conditioning**, heat recovery ventilation (Duplex system), and a **smart home system** controlling heating, lighting, irrigation, doors, and gates via an app, as well as a **security system** connected to a central monitoring service. Heating is provided by a Viessmann gas boiler, complemented by a **fireplace** in the living room and floor convectors beneath the French windows. The garden (696 m²) is fenced and lined with a **hedge**, featuring a well-kept lawn and a **spacious southeast-facing terrace** ideal for relaxation and barbecues. Parking is ensured by a **double garage** with automatic doors and direct **dry access** to the house, plus an additional parking space on the plot.

Benice, with its charming **historic core**, lies within the **Botič–Miličov Nature Park**, making it an attractive location for nature lovers seeking peaceful living. Within walking distance are a hotel and **sports complex** with a **swimming pool and sauna**, restaurants, **tennis courts**, and a **private kindergarden**. Other public and private schools, shopping zones, an **aquapark**, and popular recreational destinations such as **Průhonice Park** and the **Dendrological Garden** are just a short drive away. Excellent transport links to the Háje metro station



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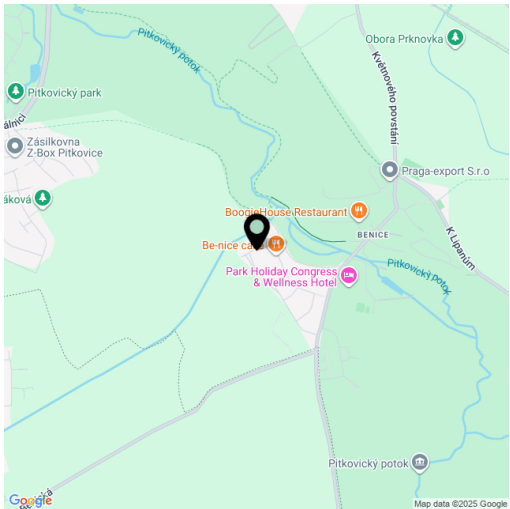
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are provided by bus lines, and direct train connections from nearby Uhřetěves lead to the Main Railway Station in the city center. Traveling by car is convenient thanks to the nearby access to the D1 highway and Prague Ring Road.

Total area 248.5 m² (of which interior 184.5 m², balconies 12.6 m², terrace 12.1 m², garage 39.3 m²), built-up area 172 m², built-up area 172 m², garden 671 m², plot 843 m².

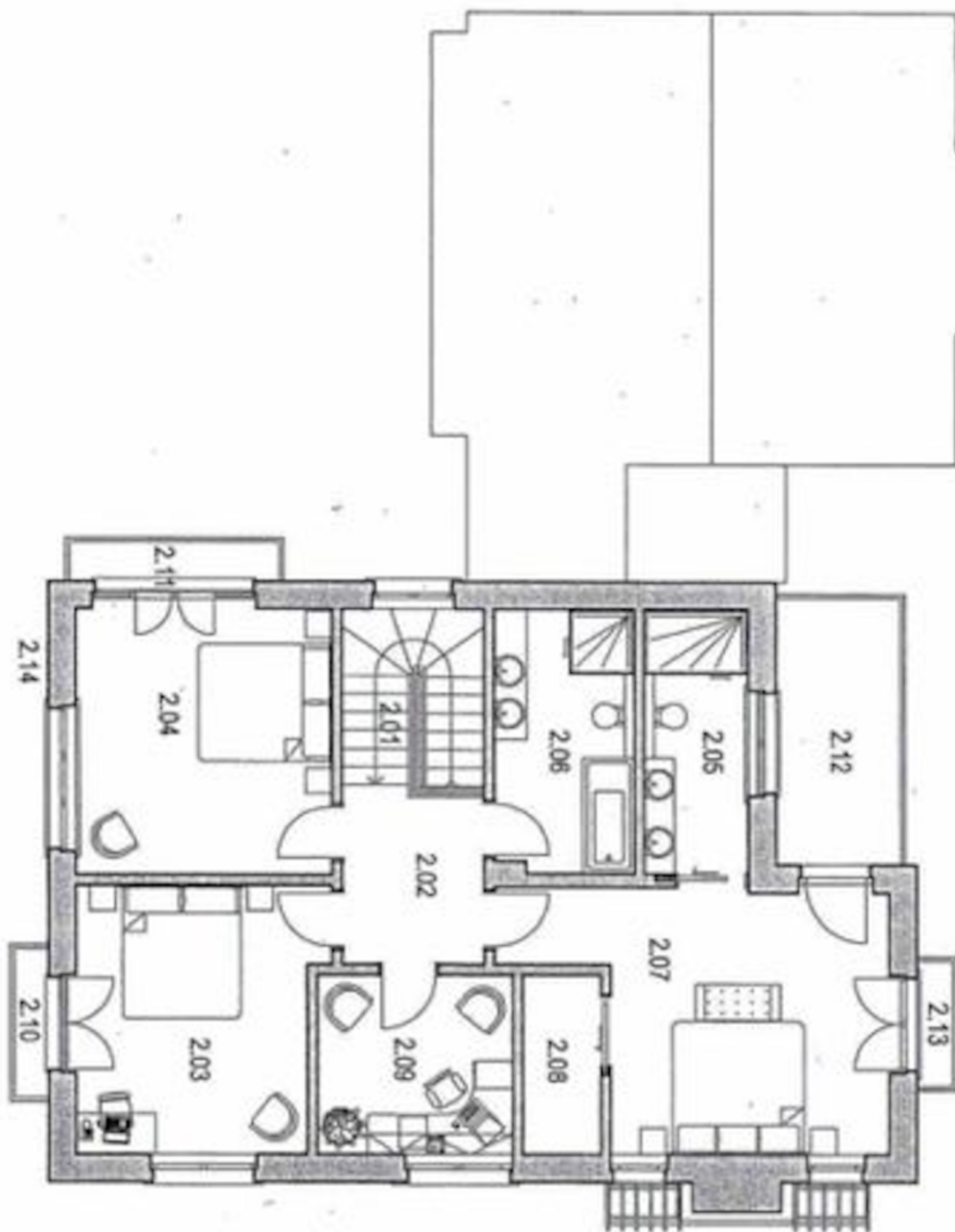




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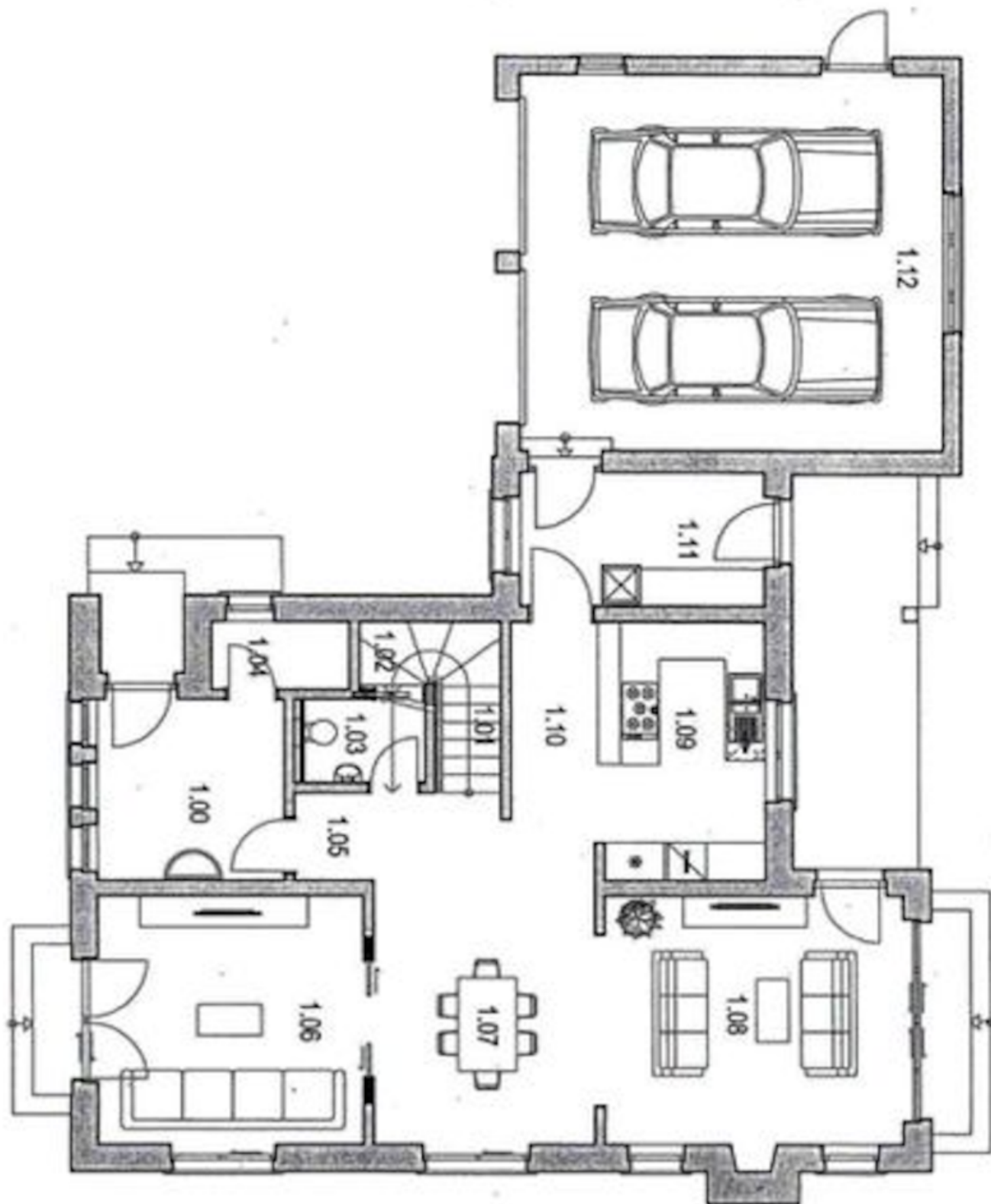




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| Č.M.                                              | ÚČEL MÍSTNOSTI                          | m2    |
|---------------------------------------------------|-----------------------------------------|-------|
| 1.00                                              | ZÁDVEŘÍ/ENTRANCE                        | 8,4   |
| 1.01                                              | PROSTOR SCHODIŠTĚ/STAIRCASE             | 2,7   |
| 1.02                                              | ULOŽNÝ PROSTOR/STORAGE                  | 1,1   |
| 1.03                                              | WC/TOILET                               | 2,5   |
| 1.04                                              | ŠATNA/CLOAKROOM                         | 2,3   |
| 1.05                                              | CHODBA/HALL                             | 4,6   |
| 1.06                                              | DOMÁCÍ PRÁCE/UTILITY ROOM               | 16,7  |
| 1.07                                              | JÍDELNA/DINING ROOM                     | 14,7  |
| 1.08                                              | OBÝVACÍ POKOJ/SITTING ROOM              | 18,6  |
| 1.09                                              | KUCHYNĚ/KITCHEN                         | 10,6  |
| 1.10                                              | CHODBA/HALL                             | 5,4   |
| 1.11                                              | DOMÁCÍ PRÁCE/UTILITY ROOM               | 8,0   |
| 1.12                                              | GARÁŽ/GARAGE                            | 39,3  |
| CELKOVÁ UŽITNÁ PLOCHA 1.NP /<br>GROUND FLOOR AREA |                                         | 134,9 |
| 1.13                                              | CELKOVÁ PLOCHA TERASY /<br>TERRACE AREA | 12,1  |
| 2.01                                              | PROSTOR SCHODIŠTĚ/STAIRCASE             | 6,0   |
| 2.02                                              | CHODBA/HALL                             | 5,7   |
| 2.03                                              | LOŽNICE/BEDROOM                         | 15,0  |
| 2.04                                              | LOŽNICE/BEDROOM                         | 16,3  |
| 2.05                                              | KOUPELNA/BATHROOM                       | 6,5   |
| 2.06                                              | KOUPELNA/BATHROOM                       | 8,7   |
| 2.07                                              | LOŽNICE/BEDROOM                         | 19,3  |
| 2.08                                              | ŠATNA/CLOAKROOM                         | 3,3   |
| 2.09                                              | STUDOVNA/STUDY                          | 8,1   |
| 2.10                                              | BALKON/BALCONY                          | 1,2   |
| 2.11                                              | BALKON/BALCONY                          | 2,0   |
| 2.12                                              | BALKON/BALCONY                          | 8,2   |
| 2.13                                              | BALKON/BALCONY                          | 1,2   |
| CELKOVÁ UŽITNÁ PLOCHA 2.NP /<br>FIRST FLOOR AREA  |                                         | 101,5 |
| TOTAL FLOOR AREA                                  |                                         | 248,5 |
| CELKOVÁ UŽITNÁ PLOCHA                             |                                         |       |