



House Four-bedroom (5+kk)

Sold

180 m², Prague 9, Dolní Počernice, Dercsenyihó





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Total area	180 m ²
Plot	616 m ²
Foot print	136 m ²
Garden	480 m ²
Floor area	157 m ²
Terrace	23 m ²
Parking	Parking for 2 cars under a shelter
Cellar	-
PENB	A
Reference number	102001

This south-facing modern passive house with a large ornamental lake and swimming pool is part of a new development in a nice part of Prague 9, Dolní Počernice, near ponds, a castle park, and a golf course. Easy access to complete civic amenities and the center of Prague.

The entry level consists of a living room with a kitchen, dining room, and work area, a bedroom with its own bathroom (shower, toilet), a separate toilet, a laundry room, a vestibule, and utility facilities accessible from the outside. Upstairs are 3 bedrooms, a **spacious gallery**, and a bathroom (bathtub, toilet).

The brick house, meeting the parameters of **energy efficiency A**, was built in 2017. The windows are aluminum with insulating triple glazing and electrically controlled **front window blinds**, and the painted doors modified for a passive house are by the **Sapeli** brand. The kitchen is equipped with a **ceramic worktop** and **Bosch appliances in the premium range**, the children's rooms have custom-made furniture. The bathrooms have **Lauten** and **Laufen PRO** sanitary ware and Italian tiles. **Custom lighting** was supplied by PAIRAM, most of the lamps are **dimable**. The underfloor heating in the entire house is connected to a Wolf gas condensing boiler, a heat pump can be implemented. The house has a **Zehnder recuperation system** that can be controlled by mobile phone. The garden is decorated with a **sophisticated ornamental pond** divided into a **pool**, an **ornamental part with flowers**, and another part with **fish**. **Parking for 2 cars** is provided by a shed with storage space. The entire property is guarded by a **camera system**.

The new residential area is located just a few steps from the **Black Bridge golf resort**, the **V Pískovně nature reserve** and the old part of Dolní Počernice with a castle surrounded by a publicly accessible **park**. Within a short walking distance, there is a state and private elementary school, a kindergarten, several restaurants, a **riding club**, and other **sports facilities**, including **tennis courts**. Suburban trains provide an excellent connection with the center of Prague. There is a bus stop not far from the house, and you can quickly get to the Prague Ring Road by car.

Usable area 179.72 m² (of which interior 156.72 m², terrace 23 m²), built-up area 124.07 m², garden 480 m², plot 616 m².

