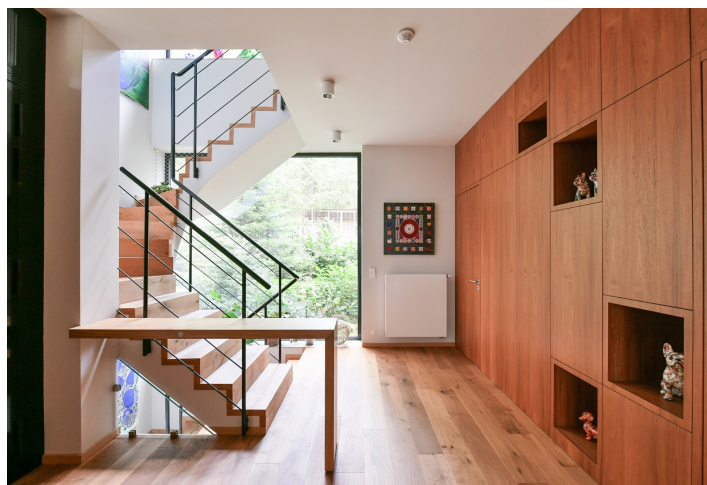




House Three-bedroom (4+kk)

€ 1 431 705 | CZK 35 900 000

259 m², Praha-východ, Jevany, Lesní



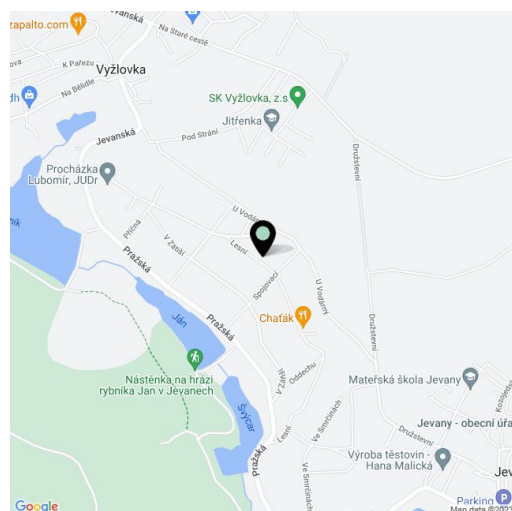


House Three-bedroom (4+kk)

€ 1 431 705 | CZK 35 900 000

259 m², Praha-východ, Jevany, Lesní

Total area	259 m ²
Plot	2 008 m ²
Foot print	183 m ²
Floor area	219 m ²
Parking	-
Garage	39 m ²
Cellar	-
PENB	B
Reference number	102736



Nestled in the tranquil embrace of a mature forest on the outskirts of Jevany in Central Bohemia, this architecturally exceptional villa spans three floors, offering a spacious open plan living room with a dining area and kitchen, four bedrooms, three bathrooms, a terrace, and a garage for two cars. Its timeless architecture is complemented by a modern, high-end interior in natural tones, designed by a renowned Italian studio.

From the entrance hall, the ground floor opens onto a spacious social area comprising an expansive living room with a dining area and kitchen, centered around a **fireplace with designer seating**. This space also includes a separate toilet. The private section features a master bedroom accessed through a generous walk-in closet, with an adjoining bathroom that includes both a bathtub and shower. The upper floor hosts two bedrooms with access to the upper **terrace**, a bathroom, and a hallway. The basement level houses a **garage for two cars**, a large walk-in closet with ample storage, a bathroom, and a utility room.

This unique villa, completed in 2019 and designed by an **eminent architectural studio**, is perfectly integrated with its natural surroundings. Large windows offer uninterrupted views of the greenery, while mature trees seamlessly grow through around the **terrace** encircling the house. Every room provides a scenic view and **access to either the terrace or expansive garden**. The atmosphere is enhanced by a **firepit carved into the rocks** and a meticulously maintained garden featuring a **sculpture by a renowned Czech artist**, included in the purchase price.

The villa's timeless architecture is complemented by a thoughtfully designed interior by the **Zinelli e Perizzi** Italian studio. Hardwood **oak floors** and custom-made teak furniture create a warm and harmonious environment. **Large-format Euro windows** maximize natural light. The elegant kitchen, with a worktop made of **engineered stone**, is equipped with top-tier **Miele** and **NEFF** appliances. Bathrooms are clad in Spanish porcelain tiles. Energy-efficient heating is provided by a **heat pump**, with underfloor heating and radiators on the ground floor and convectors upstairs. The house is connected to the municipal water supply, and a connection to the sewerage system is expected within two years.

The serene village of **Jevany**, southwest of Prague, is nestled among deep forests and picturesque ponds and has long been a sought-after retreat for prominent figures in business, politics, and the arts. As early as the 20th century, writer Gabriela Preissová commissioned a villa here, designed by the renowned architect Josef Fanta. The village offers a local



House Three-bedroom (4+kk)

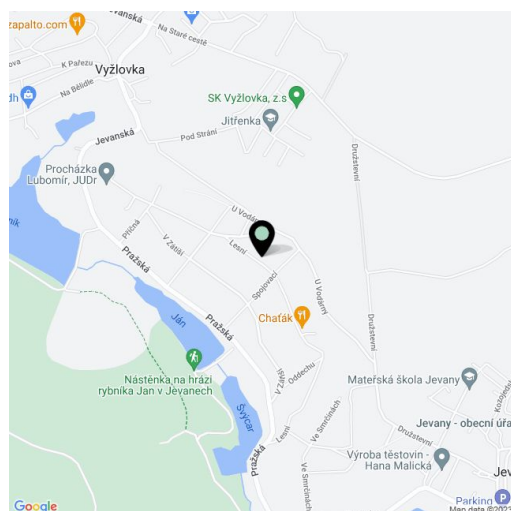
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restaurant, café, cinema, and kindergarten, while the nearby town of Babice is home to the prestigious **Open Gate International School**. Complete amenities are easily accessible in nearby **Říčany**, which also provides a fast train connection to Prague's Main Railway Station. From Jevany, a bus conveniently connects to the **Háje metro station**. For personal transport, the location offers easy access to the D1 highway and the Prague Ring Road.

Total floor area 258.6 m² (including a 39.5 m² garage), built-up area 183 m², garden 1,825 m², total land area 2,008 m².





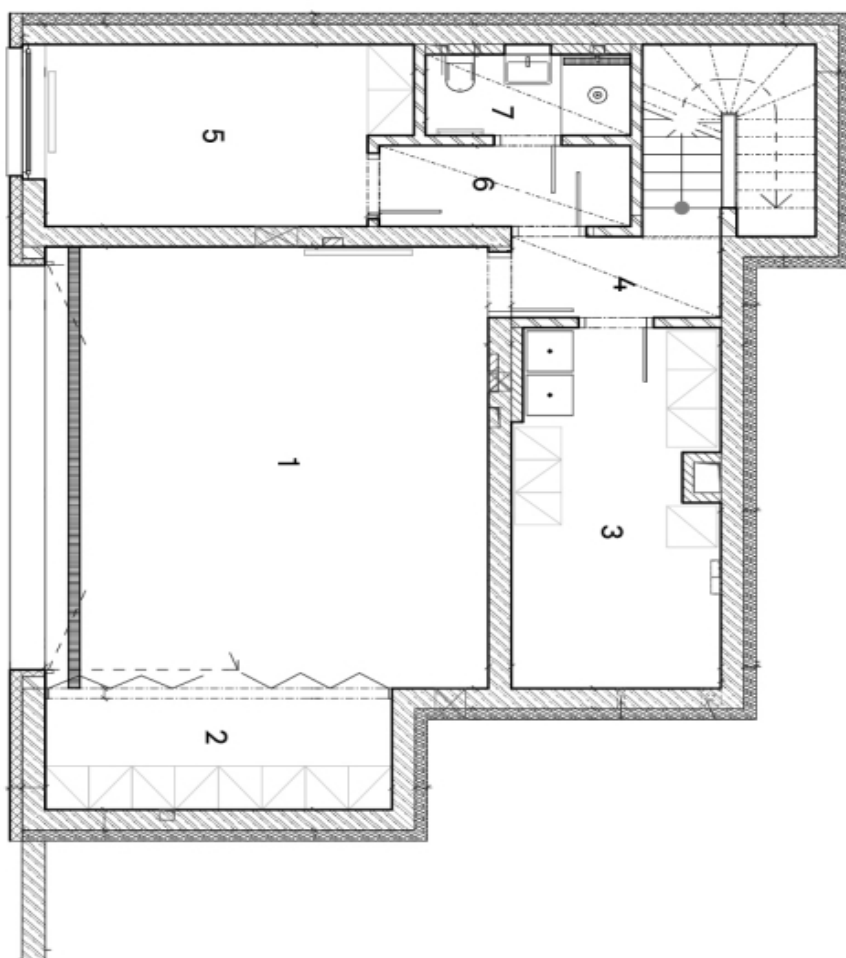
House Three-bedroom (4+kk)

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259 m², Praha-východ, Jevany, Lesní

Lesní

1	Garáž	39,46 m ²
2	Skład	7,43 m ²
3	Prádelna + Kotelna	14,20 m ²
4	Chodba	4,80 m ²
5	Pracovna	12,11 m ²
6	Chodba	3,92 m ²
7	Koupeľna	3,60 m ²
Celková plocha		85,52 m²



1. PP



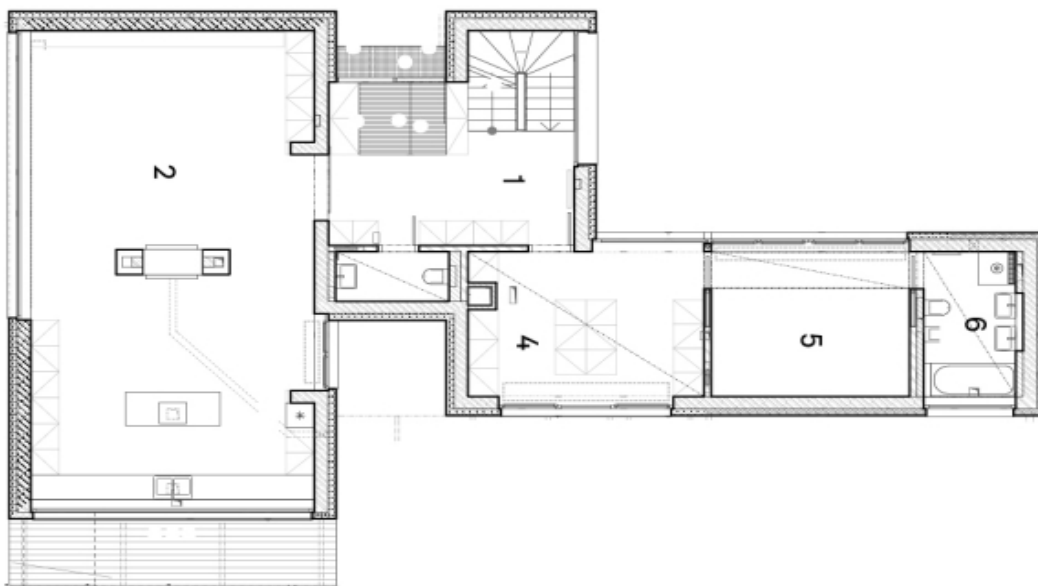
House Three-bedroom (4+kk)

259 m², Praha-východ, Jevany, Lesní

€ 1 431 705 | CZK 35 900 000

Lesní

1	Hala	22,99 m ²
2	Obývací pokoj + KK	68,77 m ²
3	WC	3,00 m ²
4	Šatna	18,41 m ²
5	Ložnice	15,54 m ²
6	Koupelna	7,35 m ²
Celková plocha		130,06 m²



1. NP

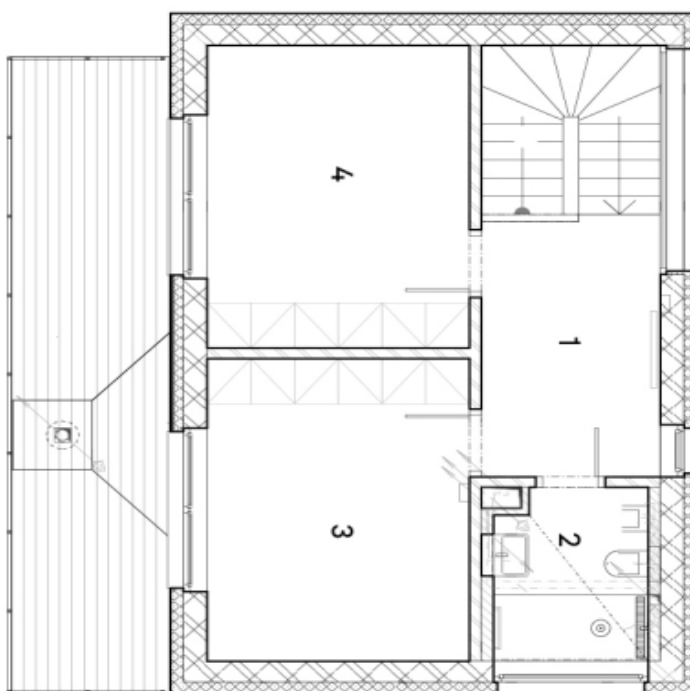


House Three-bedroom (4+kk)

259 m², Praha-východ, Jevany, Lesní

€ 1 431 705 | CZK 35 900 000

1	Hala	7,66 m ²
2	Koupelna	4,65 m ²
3	Pokoj	14,36 m ²
4	Pokoj	14,36 m ²
Celková plocha		41,03 m ²



Lesní

2. NP