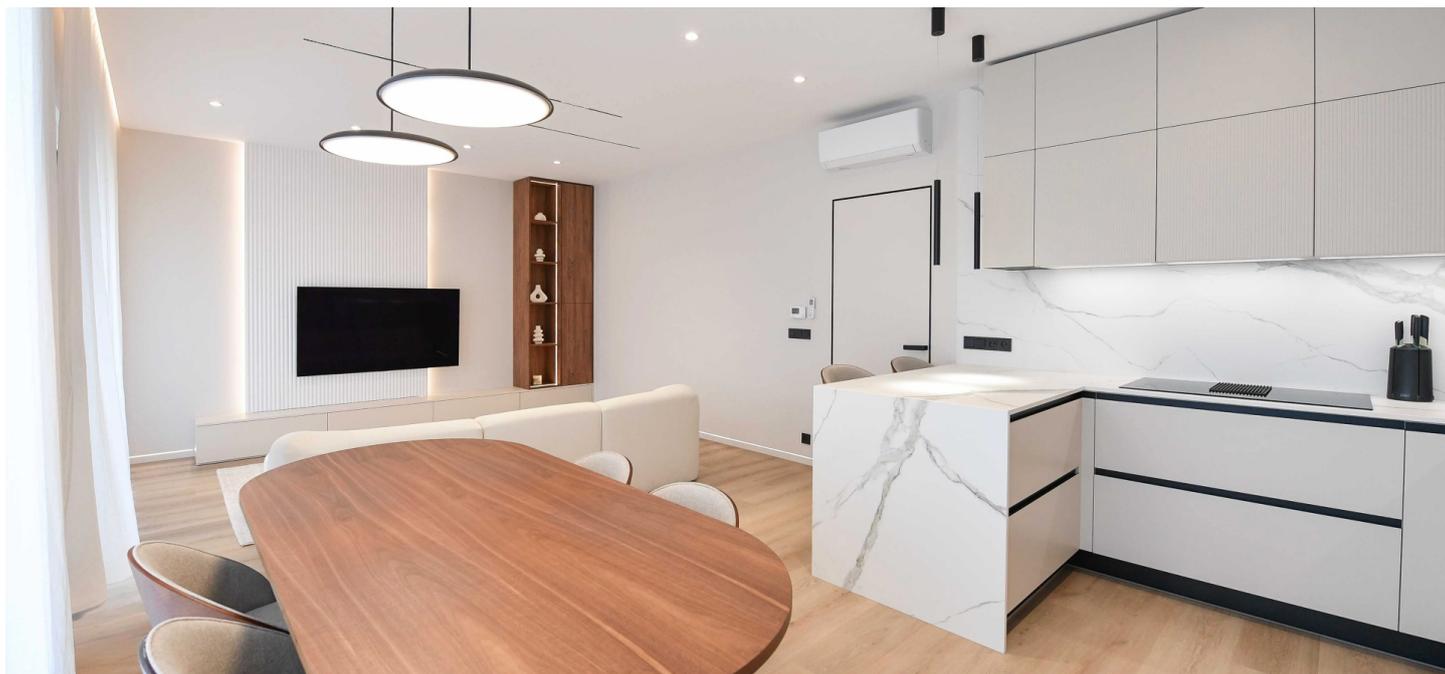




## House Three-bedroom (4+kk)

€ 656 657 | CZK 16 400 000

144 m<sup>2</sup>, Praha-východ, Květnice, Devětsilová





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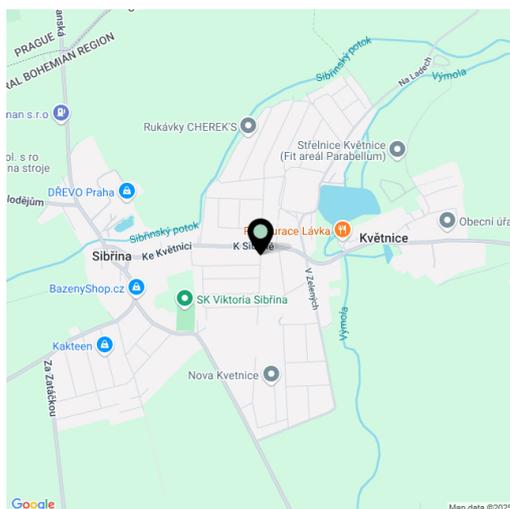
Total area	144 m <sup>2</sup>
Plot	262 m <sup>2</sup>
Foot print	87 m <sup>2</sup>
Garden	127 m <sup>2</sup>
Floor area	119 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	Garage, 2 additional spaces by the house
Garage	19 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	107879

**This two-story, energy-self-sufficient terraced house, newly completed to a high standard, is located on the outskirts of the Central Bohemian village of Květnice, just a 35-minute drive from the center of Prague. The interior, designed by a design studio, creates a modern and functional space that seamlessly transitions into a professionally landscaped garden. The surroundings offer beautiful nature, a fast train connection from Klánovice, and full civic amenities.**

The ground floor consists of a living room with a kitchen, a bathroom with a shower, a utility room, a hallway with stairs leading to the upper floor, and a **heated garage** designed for one car. Two additional parking spaces are available on the property in front of the garage. The upper floor features three bedrooms: the master bedroom with an **en-suite walk-in closet**, a second bedroom currently used as an office, and a third bedroom serving as a children's room. There is also a spacious bathroom with a bathtub and custom-built cabinets. **A balcony** facing the east-facing garden is accessible from both the master bedroom and the office. The living room provides access to a terrace and **garden** with a private water well and a preparation for a garden house.

The interior was designed with premium materials and high-end facilities, including vinyl floors without visible transitions and thresholds combined with Italian tiles in the bathrooms, **frameless** interior doors with a height of **2.1 m**, a **Sykora** kitchen with the latest built-in appliances, **Grohe** and **Christina** sanitary ware, **heated walls in both bathrooms**, custom-made furniture throughout the house (except for two rooms and the entrance hall), curtains, and pre-installation for exterior blinds. Additional features include designer lighting, **air-conditioning** in all living rooms, underfloor heating, **solar panels** on the roof, an **electric vehicle charger**, and a pre-installation for a camera system. It is possible to apply for a new Energy Performance Certificate (PENB) and achieve an A-class rating.

Květnice is located in the Prague-East district, approximately 20 kilometers from the center of Prague, offering all the advantages of proximity to the capital while enjoying a peaceful countryside setting. The village is well connected by car and train, with the Klánovice station providing regular connections to the Prague Masaryk Railway Station. The area is surrounded by greenery and interwoven with **bike** and **hiking trails**, including the expansive **Klánovice-Čihadla Nature Park**, Rokytko Nature Park, and Babický Forest. The village features a kindergarden, a restaurant, and a pond with a park and a children's playground. **The village of Sibřina is just a two-minute drive away** (9 minutes on foot) and offers all essential amenities – a post office, shops, restaurants, a gas station, a school, and other services.





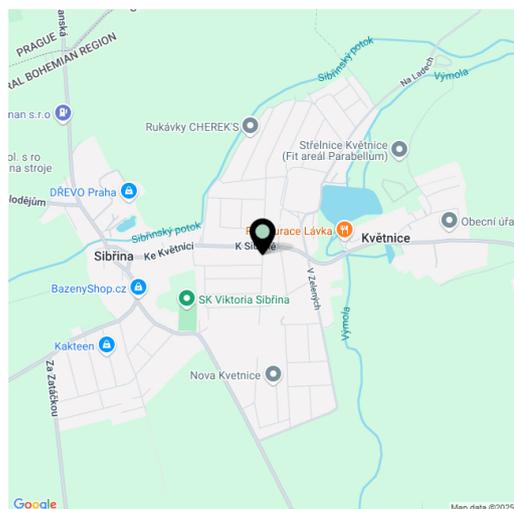
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144 m<sup>2</sup>, Praha-východ, Květnice, Devětsilová

Total area	144 m <sup>2</sup>
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Cellar	-
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Total area 144 m<sup>2</sup> (including the garage 18.5 m<sup>2</sup> and a terrace 6.7 m<sup>2</sup>), garden 127 m<sup>2</sup>, plot 262 m<sup>2</sup>.





# House Three-bedroom (4+kk)

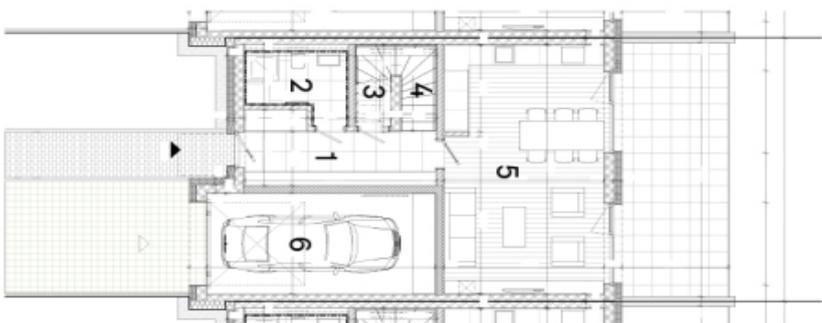
€ 656 657 | CZK 16 400 000

144 m<sup>2</sup>, Praha-východ, Květnice, Devětsilová

Nová Květnice

Dům 4+kk

1. NP	
1 Chodba	9,8 m <sup>2</sup>
2 Koupelna	5,2 m <sup>2</sup>
3 Komora	2,2 m <sup>2</sup>
4 Schodiště	4,8 m <sup>2</sup>
5 Obývací pokoj + KK	32,8 m <sup>2</sup>
6 Garáž	18,5 m <sup>2</sup>
<b>Užitná plocha</b>	<b>73,3 m<sup>2</sup></b>
<b>Podlahová plocha</b>	<b>74,8 m<sup>2</sup></b>
2. NP	
1 Chodba	6,7 m <sup>2</sup>
2 Pokoj	12,0 m <sup>2</sup>
3 Pokoj	13,1 m <sup>2</sup>
4 Komora	4,2 m <sup>2</sup>
5 Ložnice	13,3 m <sup>2</sup>
6 Koupelna	9,9 m <sup>2</sup>
<b>Užitná plocha</b>	<b>59,2 m<sup>2</sup></b>
7 Terasa	6,7 m <sup>2</sup>
<b>Podlahová plocha</b>	<b>62,5 m<sup>2</sup></b>
<b>Pozemek</b>	<b>262 m<sup>2</sup></b>



1. NP



2. NP