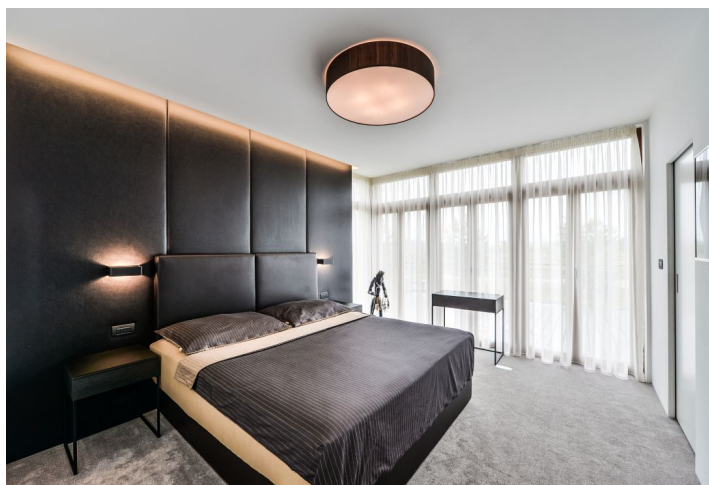




## House Three-bedroom (4+kk)

Sold

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





## House Three-bedroom (4+kk)

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

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

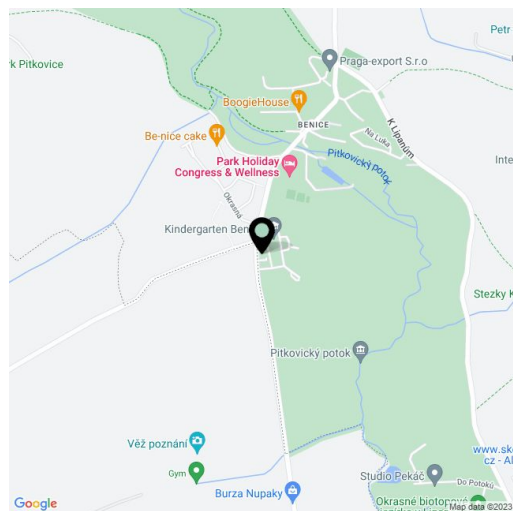
This newly built terraced family house with a large southeast garden and a designer interior is located on a dead-end street lined with trees on the edge of a residential area. The district of Benice allows you to live in the peaceful environment of the Botič-Milíčov nature park yet in an area with a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

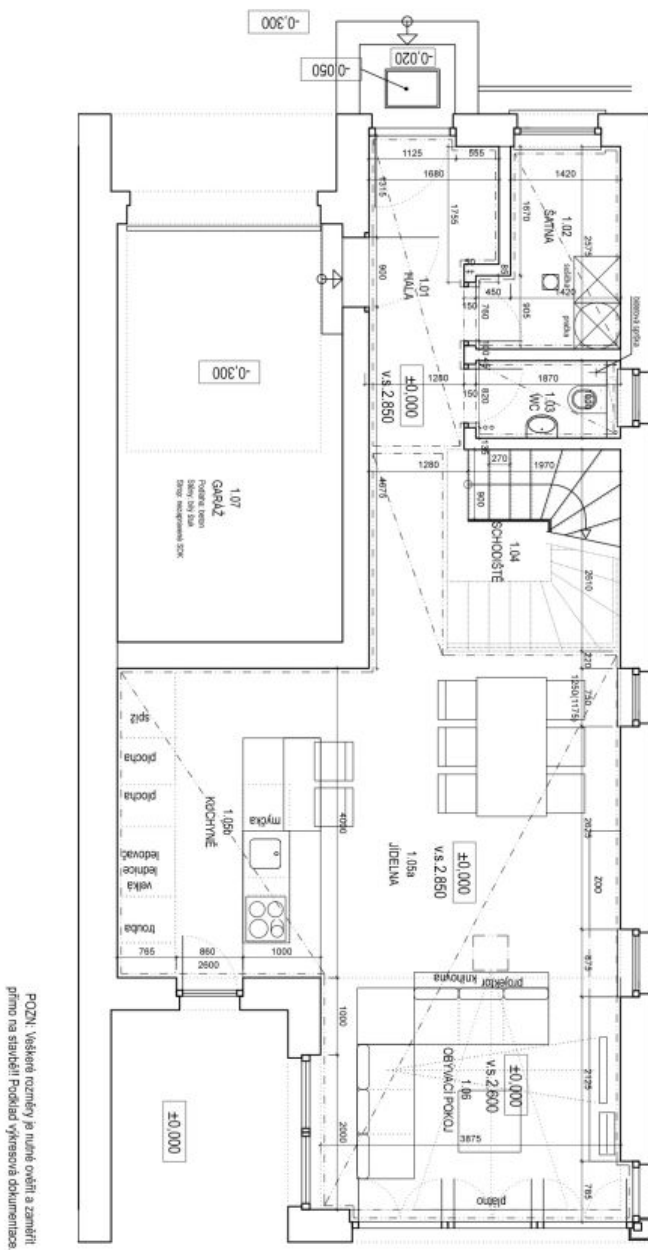




# House Three-bedroom (4+kk)

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

Sold



POZN. Všechné rozměry je nutné ověřit a zaměřit přímo na místě! Poskytl výkresová dokumentace.

**LEGENDA:**

1.01	HALA	5,69
1.02	SATNA	4,15
1.03	WC	1,69
1.04	KUCHYNĚ	10,50
1.05	SCHODIŠTĚ	5,84
1.06	OBÝVACÍ PROSTOR	31,57
1.07	GARÁŽ	16,07

ADRESA, BMC  
OCHRANOVSKÁ  
PRAHA

OBJEKT  
PŮDORYS INP

DETAIL  
MOBILIAR

VÝKRES Č.  
01

NEROČNÍK  
1:50

DATUM  
23/06/2014

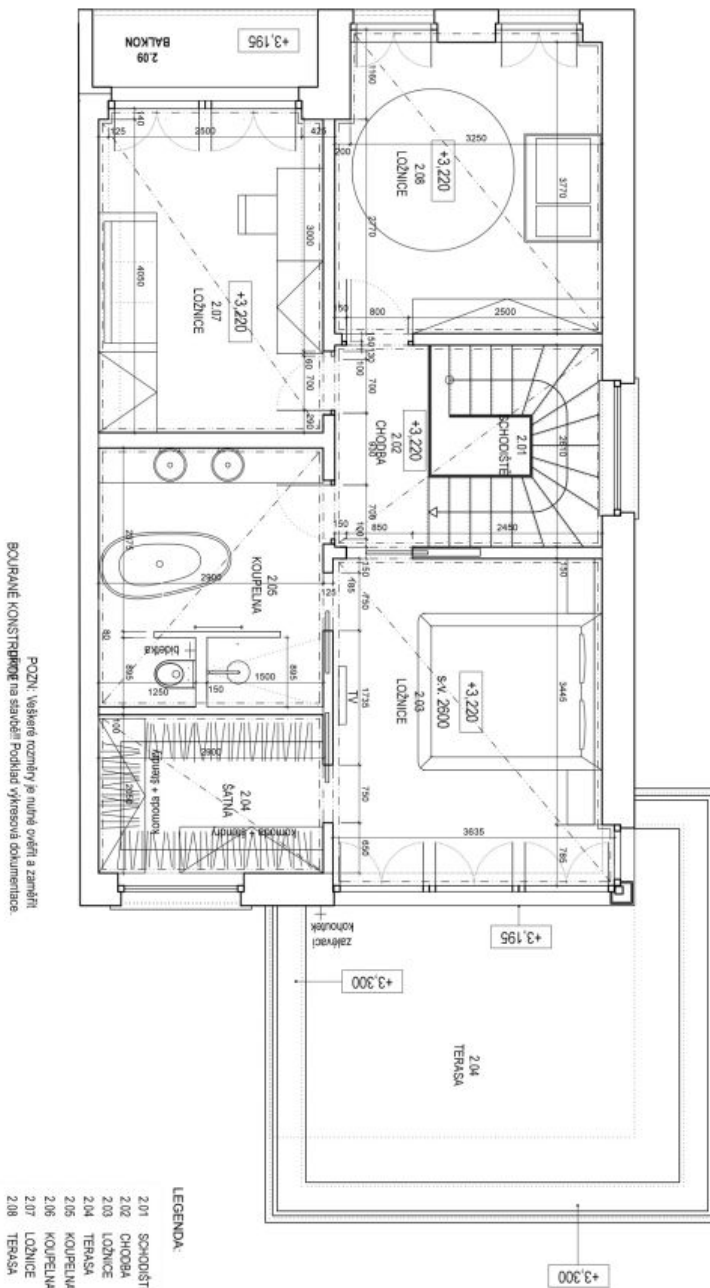
www: svoboda.com e-mail: svoboda@svoboda.com tel: +420 603 703 475, +420 737 639 666, adresa: OOOOX s.r.o. Nakrovní Obratny 21, 160 00 Praha 6 - Dejvice



# House Three-bedroom (4+kk)

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

Sold



**LEGENDA:**

- 2.01 SCHODIŠTĚ 5,84
- 2.02 CHOUBA 3,38
- 2.03 LOŽNICE 19,90
- 2.04 TERASA 17,85
- 2.05 KOUPELNA 4,38
- 2.06 KOUPELNA 5,36
- 2.07 LOŽNICE 12,09
- 2.08 TERASA 3,34

ADRESA, BMC OCHRANOVSKÁ PRAHA	OBSTAV. PUDORYS ZNP	DE TAL. MOBILNĚ
VÝKRES Č. 02	NEREJKO 1:50	DATUM 23/08/2014

www: svoboda.com e-mail: svoboda@svoboda.com tel: +420 603 703 475, +420 737 639 666, adresa: OOOOX s.r.o. Nakrovní Obraný 31, 160 00 Praha 6 - Dejvice