



## House Four-bedroom (5+kk)

Sold

252 m<sup>2</sup>, Prague 10, Benice, Janská





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Usable area	252 m <sup>2</sup>
Plot	335 m <sup>2</sup>
Foot print	107 m <sup>2</sup>
Garden	228 m <sup>2</sup>
Floor area	175 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Terrace	61 m <sup>2</sup>
Parking	Garage and outside parking
Garage	Yes
Cellar	-
PENB	B
Reference number	39352

This semi-detached house with a garage, a bright modern interior, quality equipment, and an irrigated garden is part of a residential development from 2013 set in the Prague district of Benice in the vicinity of the Botič-Miličův Nature Park and near the Čestlice shopping and entertainment zone.

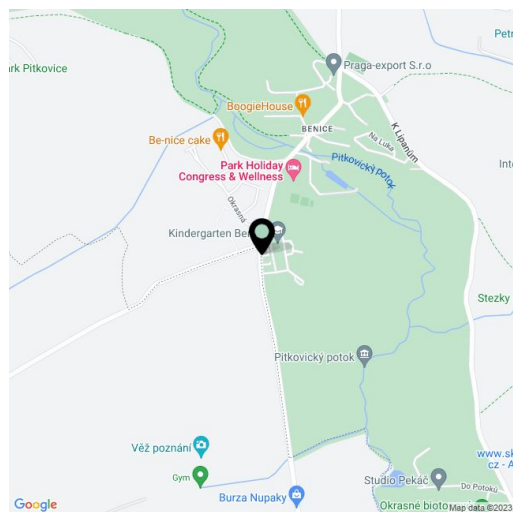
The ground floor consists of a living area with a kitchen, dining room, and **adjoining terrace and garden**, a hall accessible via the **entrance terrace**, a utility room with a connection for a washer and dryer, and a staircase to the first floor. There is a master bedroom with an en-suite bathroom and a **walk-in closet**, another 2 rooms with access to a **balcony**, and a large central bathroom. At the highest level is an **air-conditioned bedroom** with a bathroom and a **spacious terrace**, from which another room can be created and the interior will be extended by another 15–20 sq. m.

The floors are made of **oak wood**, wooden windows with **electrically operated blinds** on the top floor. Heating is by floor convectors (heated floor in the bathrooms) and the heat source is a Vaillant gas boiler. The kitchen is made by the **German brand Nolte** and is equipped with **Siemens appliances**. The kitchen includes a wine fridge. The house is guarded by an alarm. The garden is lined with a mature hedge maintained by an **irrigation system**. Parking is provided in the garage, and another parking space is on the plot behind an **electrically operated gate**.

In Benice, there is a restaurant, a fitness and wellness center with tennis courts, a **swimming pool**, or a library. Other civic amenities (kindergarten, primary school, art school, post office) are in nearby Kolovraty. Neighboring Čestlice offers a wide range of shopping and leisure activities, and there is an aqua park and a family amusement park. Both the famous **Průhonice Park or the vast forests around Říčany** are close-by. Not far from the house is a bus stop with connections to the Prague-Uhřetěves railway station or to the Háje metro station.

Interior 175.6 m<sup>2</sup>, terrace 61 m<sup>2</sup>, balcony 16 m<sup>2</sup>, built-up area 107 m<sup>2</sup>, garden 228 m<sup>2</sup>, land 335 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



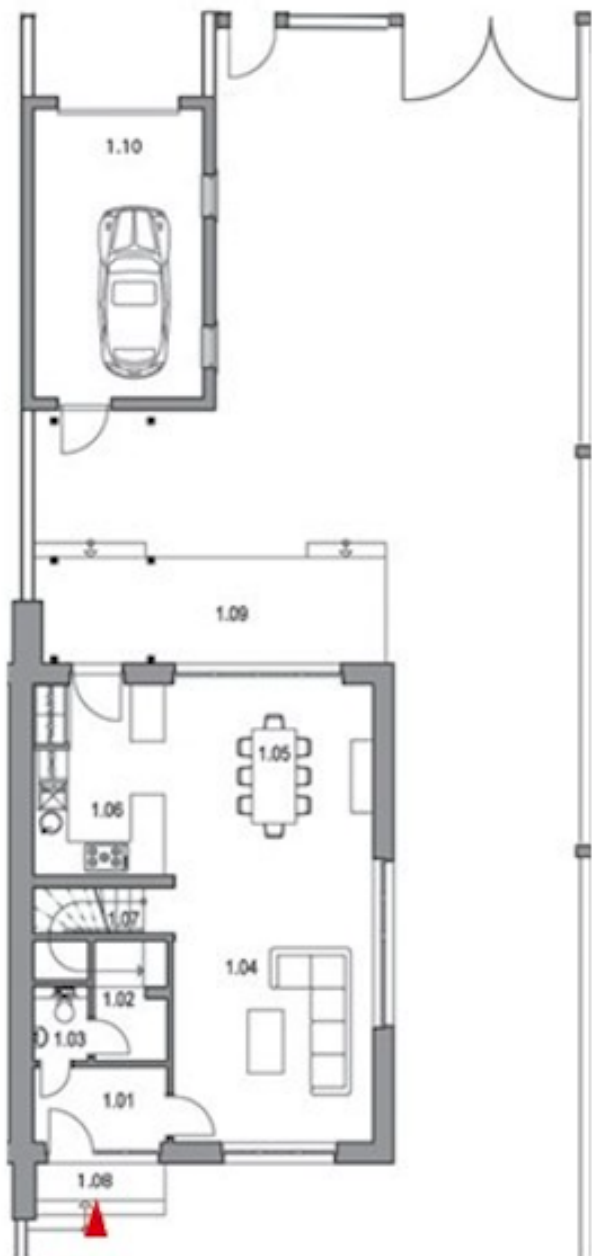


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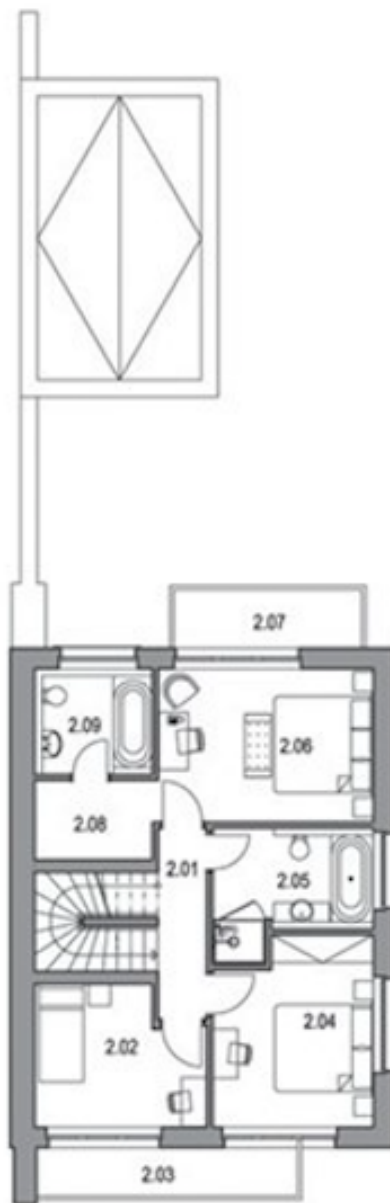
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## PŮDORYS 1.NP / GROUND FLOOR



## PŮDORYS 2.NP / FIRST FLOOR





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# PŮDORYS 3.NP / SECOND FLOOR

