



House Three-bedroom (4+kk)

€ 1 365 118 | CZK 33 500 000

259 m², Praha-východ, Jevany, Lesní



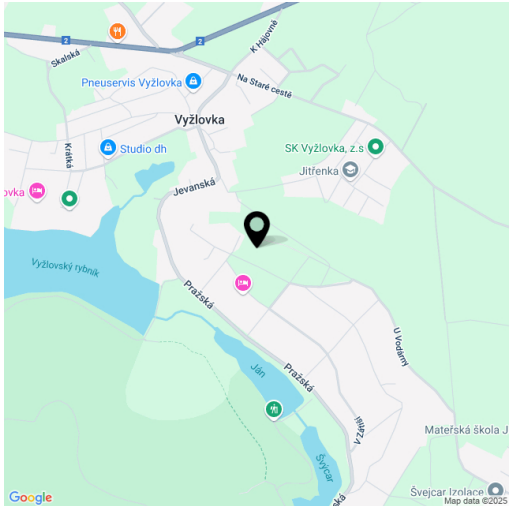


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Total area	259 m²
Plot	2 008 m²
Foot print	183 m²
Floor area	219 m²
Parking	-
Garage	39 m²
Cellar	-
PENB	B
Reference number	102736



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 an office/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 bedroom/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 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 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. The village offers a local 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



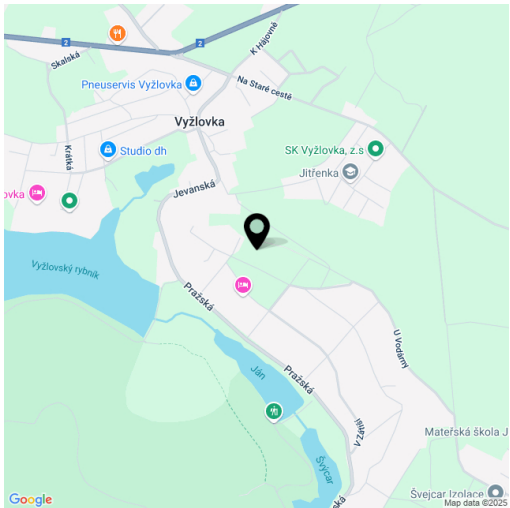
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to the D1 highway and the Prague Ring Road.
Total floor area 258.6 m² (including a 39.5 m² garage), built-up area 183 m², garden 1,825 m², total land area 2,008 m².





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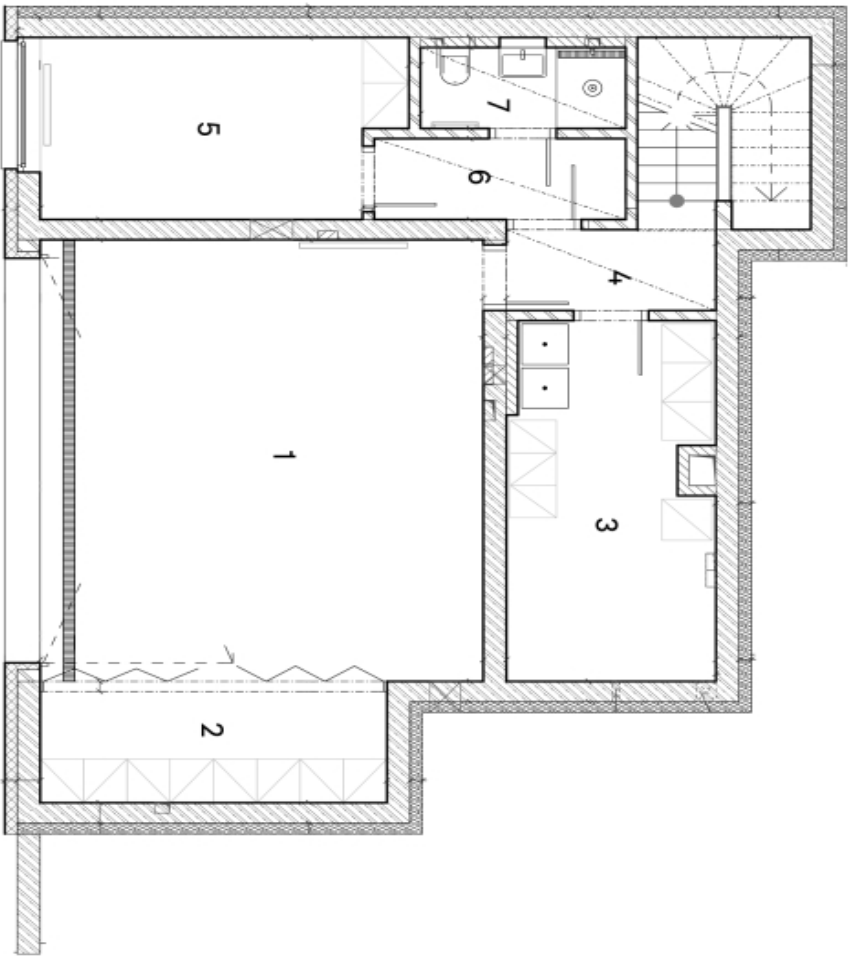
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Lesní

1. PP

1	Garáž	39,46 m²
2	Sklad	7,43 m²
3	Prádelna + Kotelna	14,20 m²
4	Chodba	4,80 m²
5	Ložnice / Šatna	12,11 m²
6	Chodba	3,92 m²
7	Koupelna	3,60 m²
Celková plocha		85,52 m²





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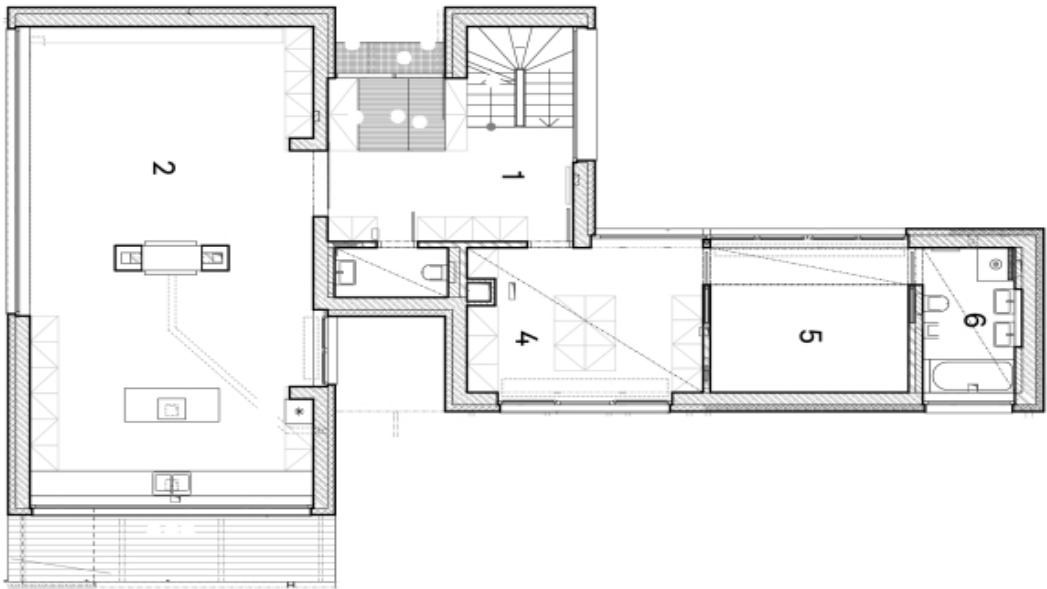
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Lesní

1. NP

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



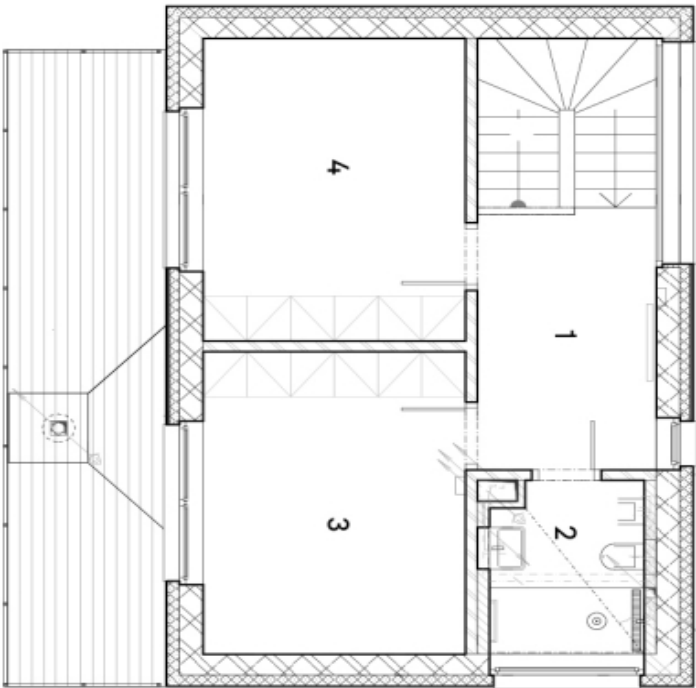


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1	Hala	7,66 m²
2	Koupelna	4,65 m²
3	Pokoj	14,36 m²
4	Pokoj	14,36 m²
Celková plocha		41,03 m²



Lesní

2. NP