



House Four-bedroom (5+kk)

€ 1 462 523 | CZK 36 000 000

383 m², Praha-východ, Mukařov, Nad Vysokou



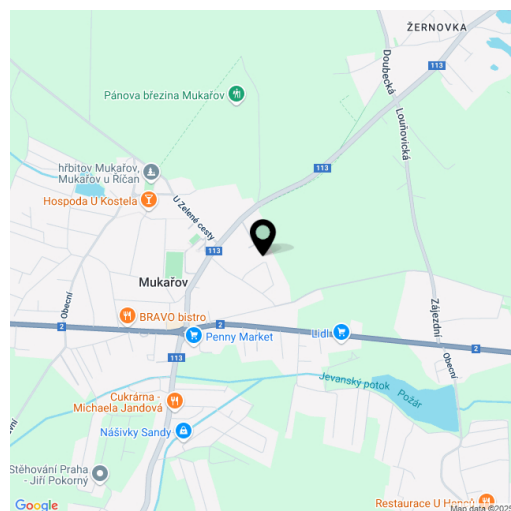


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Plot	1 564 m²
Foot print	308 m²
Garden	1 256 m²
Parking	Double garage and two outdoor spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	108501



This incredibly spacious family house with an airy and light-filled interior designed by a renowned architect is located in a quiet residential part of Mukařov near Říčany. The home is surrounded by a beautiful countryside full of forests and ponds, just 20 km from the edge of Prague.

The ground floor consists of a corner living room with **double-height ceilings (up to 5 m)**, an adjoining dining area, and open plan kitchen, a storage room, a utility room, an entrance hall, a guest toilet, and a corridor with **direct access to the garage**. The entire living space exceeds 100 m², with a striking **three-sided wood-burning fireplace** as its centerpiece. The living room opens onto the **garden**, and the dining area connects to a **covered terrace** ideal for **al fresco dining**, with a deck made of exotic **massaranduba** wood. The ground floor also includes a **separate suite** with one bedroom, a bathroom, a walk-in closet, and access to the garden. The upper floor features a main bedroom with a spacious en-suite bathroom, walk-in closet, and **large terrace**, two additional bedrooms each with their own bathroom, a study, and a gallery with a **small balcony**.

The house was built in 2003. Large-format wooden euro-windows with double glazing let in abundant natural light; on the ground floor they are fitted with interior blinds, and on the upper floor with electrically operated exterior blinds. Nearly all living spaces face **southeast toward the garden**. The ground floor has **large-format heated tiles**, while the upper floor is finished with **exotic hardwood**. The custom-made kitchen features a **natural stone** countertop, and the interior is furnished with **designer pieces** selected by an **interior decorator**. Heat is supplied by a Junkers gas boiler. The terrace can be shaded by an **electrically operated awning**, and directly adjacent is a **heated swimming pool** (air-to-air heat pump). The house is equipped with a **security system** with sensors on windows and doors connected to a central monitoring station. Parking is provided by a **double garage and two outdoor spaces**. Mature trees along the garden's perimeter and a masonry fence ensure **complete privacy**.

The house is located in a **quiet area**, just a five-minute walk from a kindergarten and elementary school. Supermarkets, a pharmacy, a post office, a library, several restaurants, and a pastry shop are all within easy reach, while extensive civic amenities are available in nearby **Říčany** or Prague. A bus stop with direct connections to the **Depo Hostivař metro station** is close-by, and access by car is convenient via the nearby D1 highway and Prague Ring Road. The **surrounding forests** are ideal for walks and cycling, with trails leading to popular **natural swimming spots** such as the **Vyžlovický** or **Jevanský ponds**.



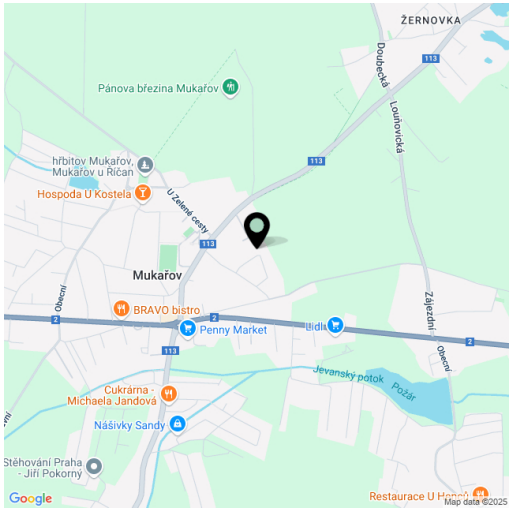
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Usable area 383 m², built-up area 308 m², garden 1,256 m², plot 1,564 m².

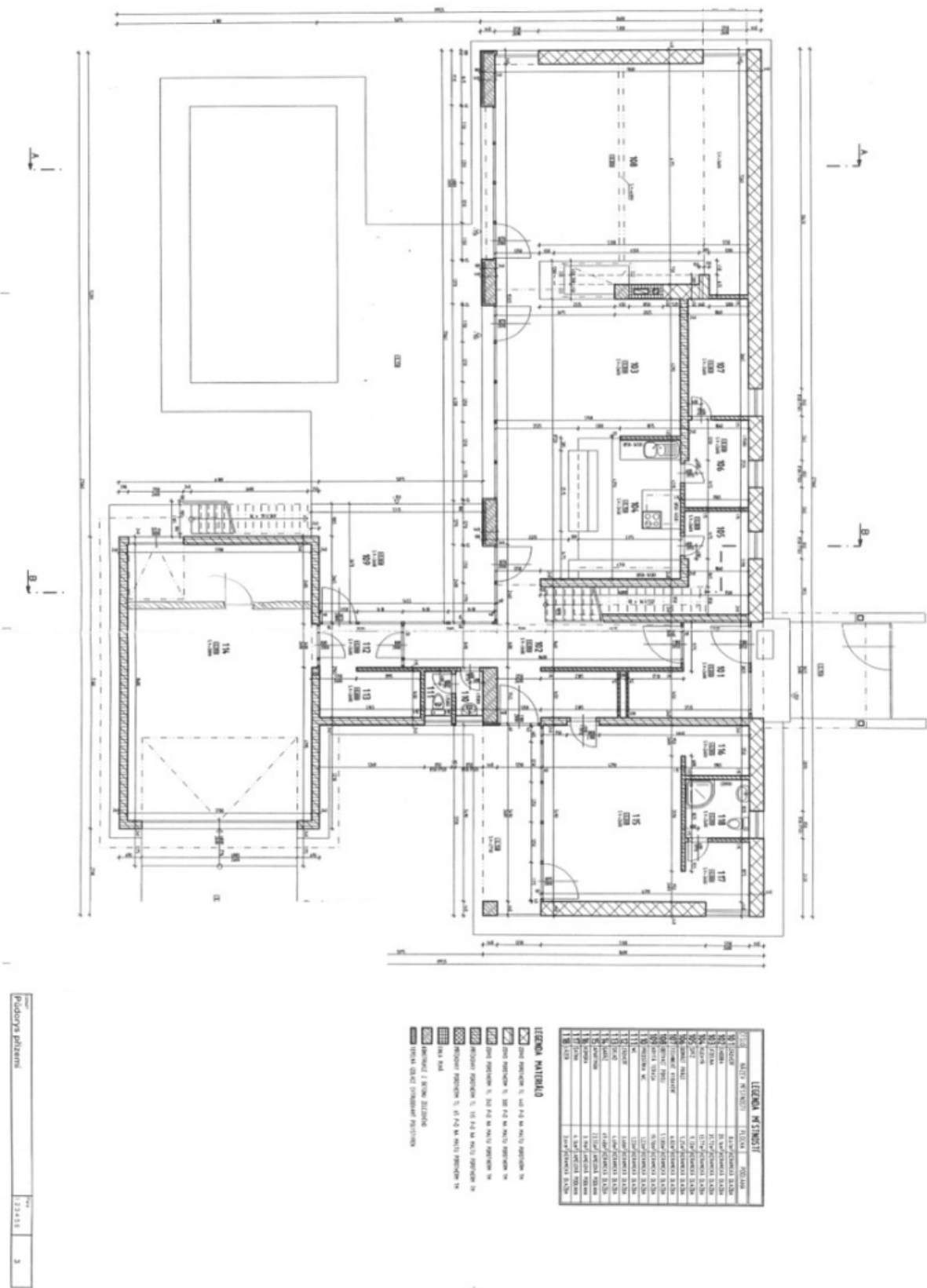




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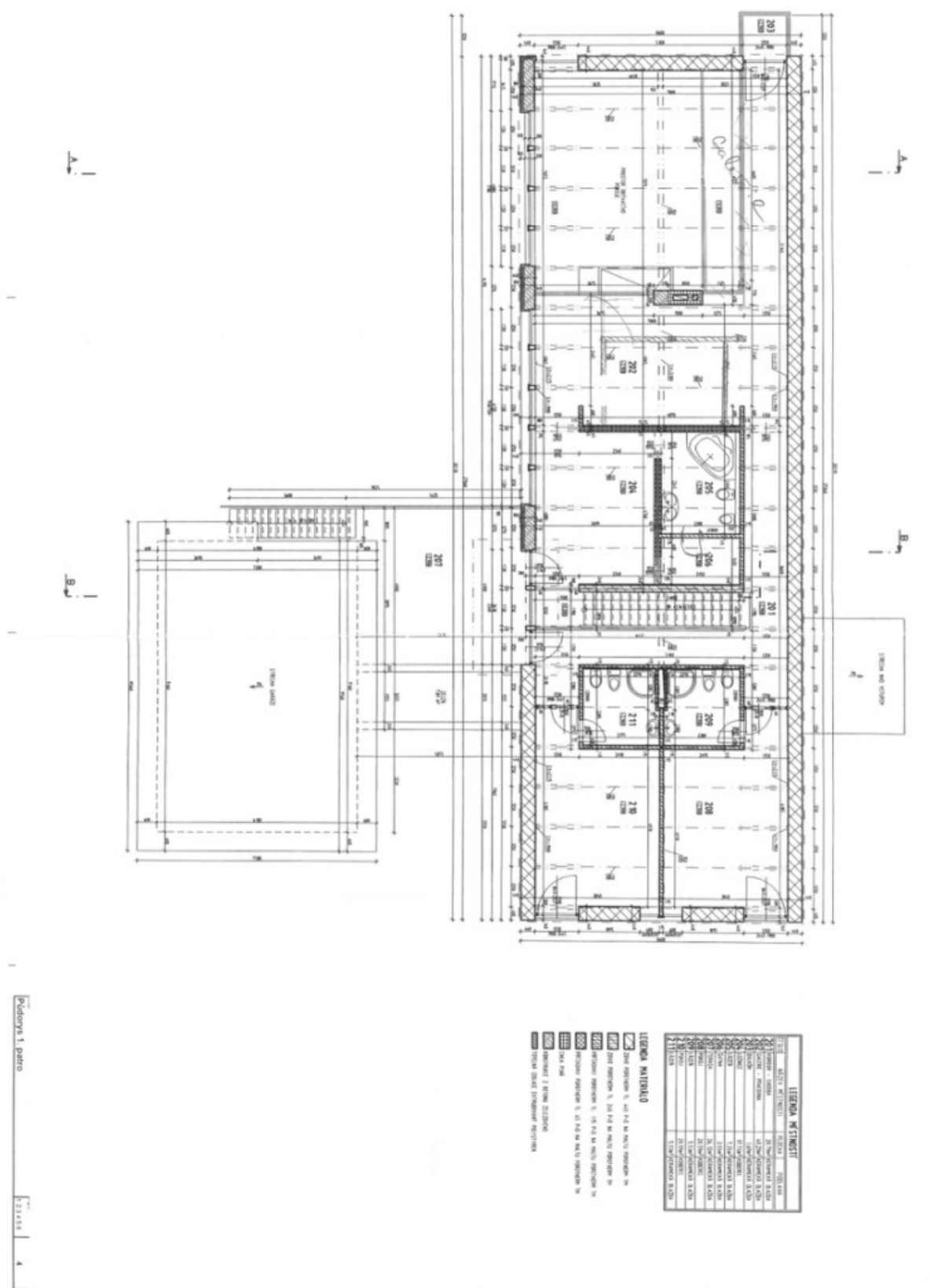




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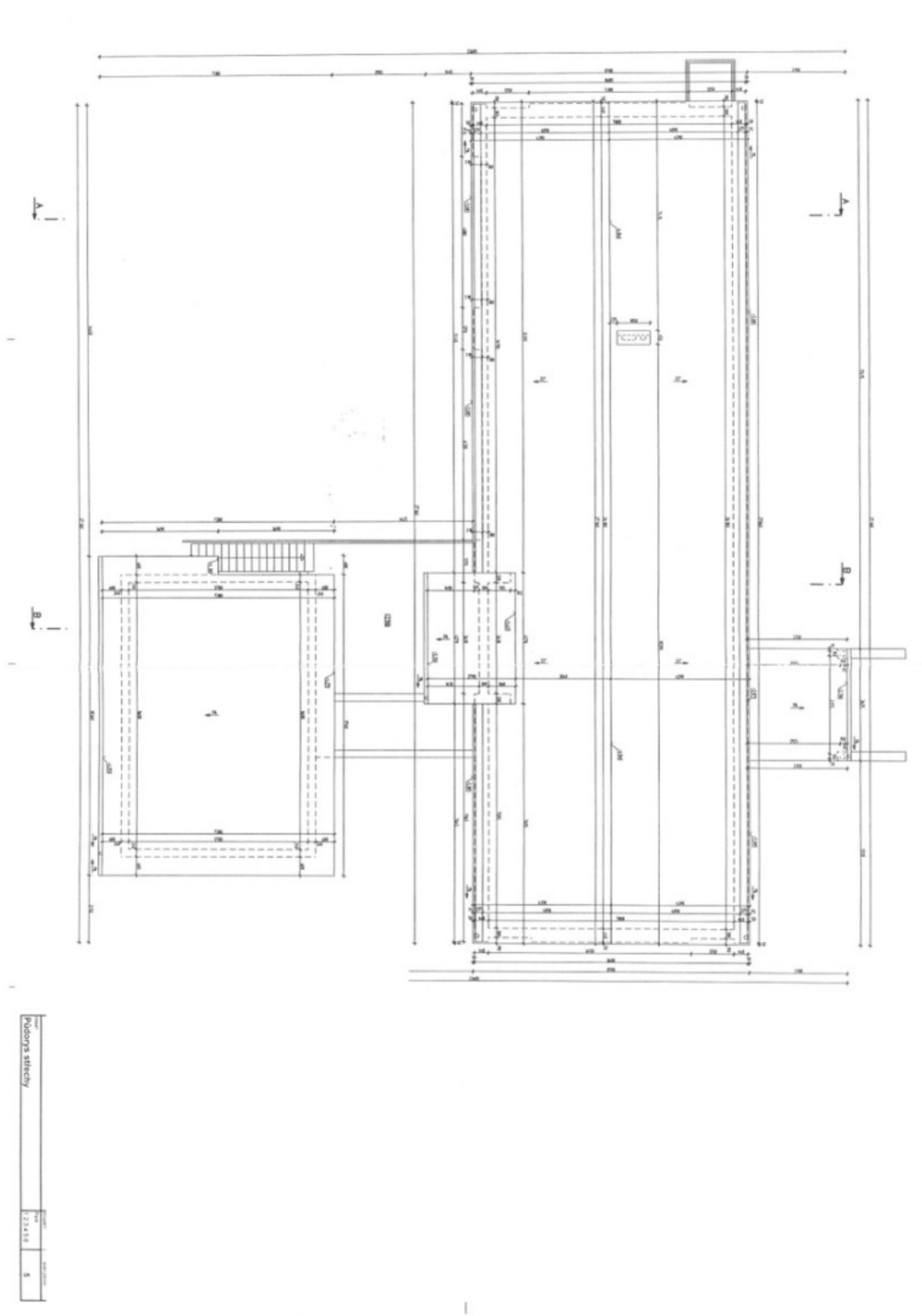




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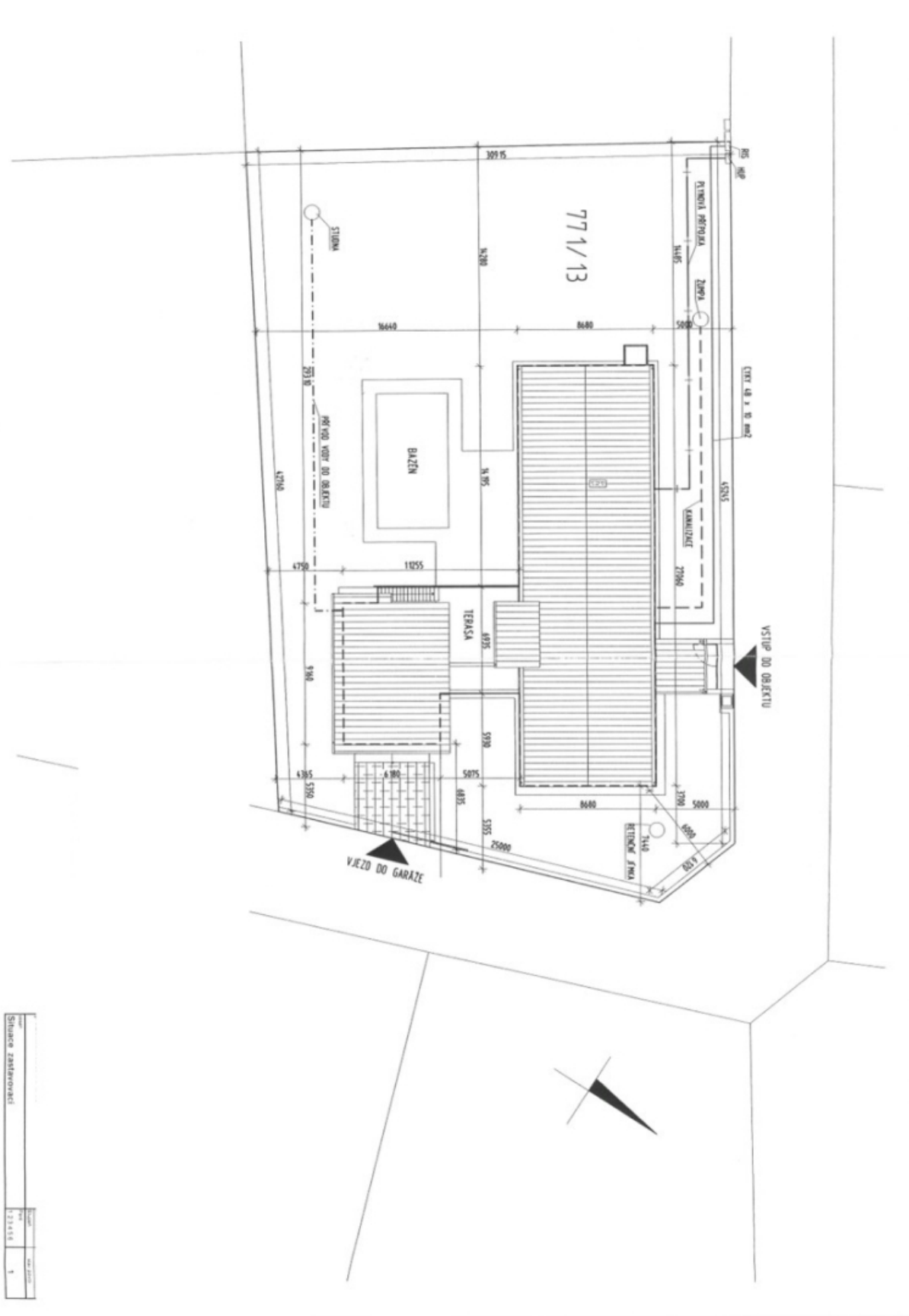




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