



House Three-bedroom (4+kk)

173 m², Prague 10, Benice, Žitavská

Sold





House Three-bedroom (4+kk)

Sold

173 m², Prague 10, Benice, Žitavská

Total area	173 m²
Plot	510 m²
Foot print	110 m²
Garden	400 m²
Floor area	157 m²
Balcony	6 m²
Terrace	10 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	31993

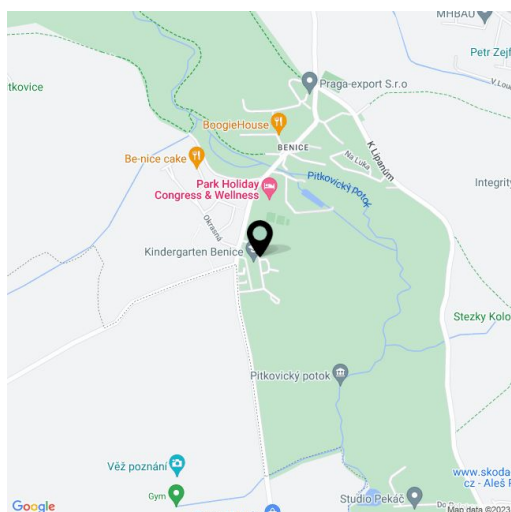
This modern family house with a corner plot of land and a garage is set in a residential area with a unified architectural style surrounded by greenery on the southeastern outskirts of Prague.

The ground floor consists of an entrance hall with a cloakroom and an **open living area** with a dining room, a kitchen, and an adjacent **garden terrace**. Upstairs, there is a master bedroom with a walk-in closet, a bathroom (shower, toilet), and a balcony, another 2 bedrooms, and a shared bathroom (bath, toilet).

High-end facilities include **wooden floors** and a **fireplace** in the living room. The windows are wooden, the terrace boasts a pergola. Heating is provided by a gas boiler. Comfortable parking in the **garage** with **direct access** to the **house**.

The residential area is located in a quiet area near the border of the **Botič-Milíčov Nature Park**, within easy reach of the shopping zone and aquapark in Čestlice, civic amenities in neighboring Uhřetelčice (grocery stores, a post office, schools, or doctors), and the **world-famous chateau park in Průhonice**. In close proximity is a wellness and fitness center, tennis courts, a swimming pool, and a restaurant. **The Open Gate and Sunny International Schools** and are 2 minutes away by car. Transport links are provided by buses; the city center can be reached from the nearby Uhřetelčice station or by metro from the Háje metro station. The location has easy access to the D1 highway.

Useable area 156.5 m² (including garage 19,7 m²), terrace 9.8 m², balconies 4.4 m² and 1.2 m², garden 400 m², plot 510 m².

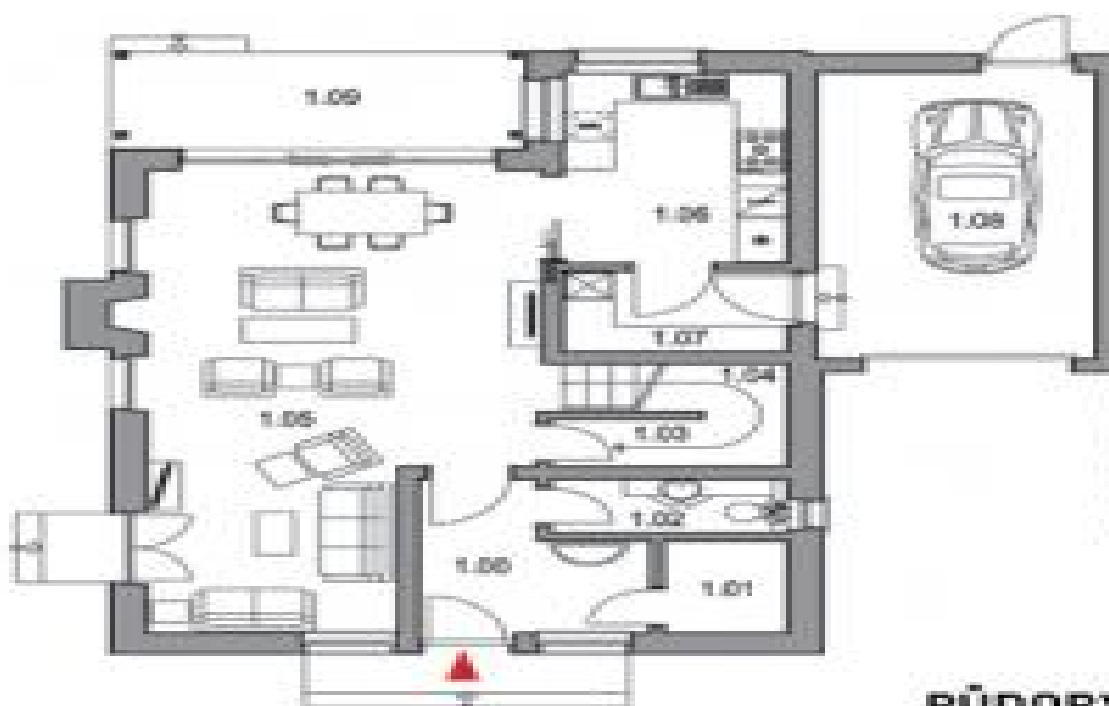




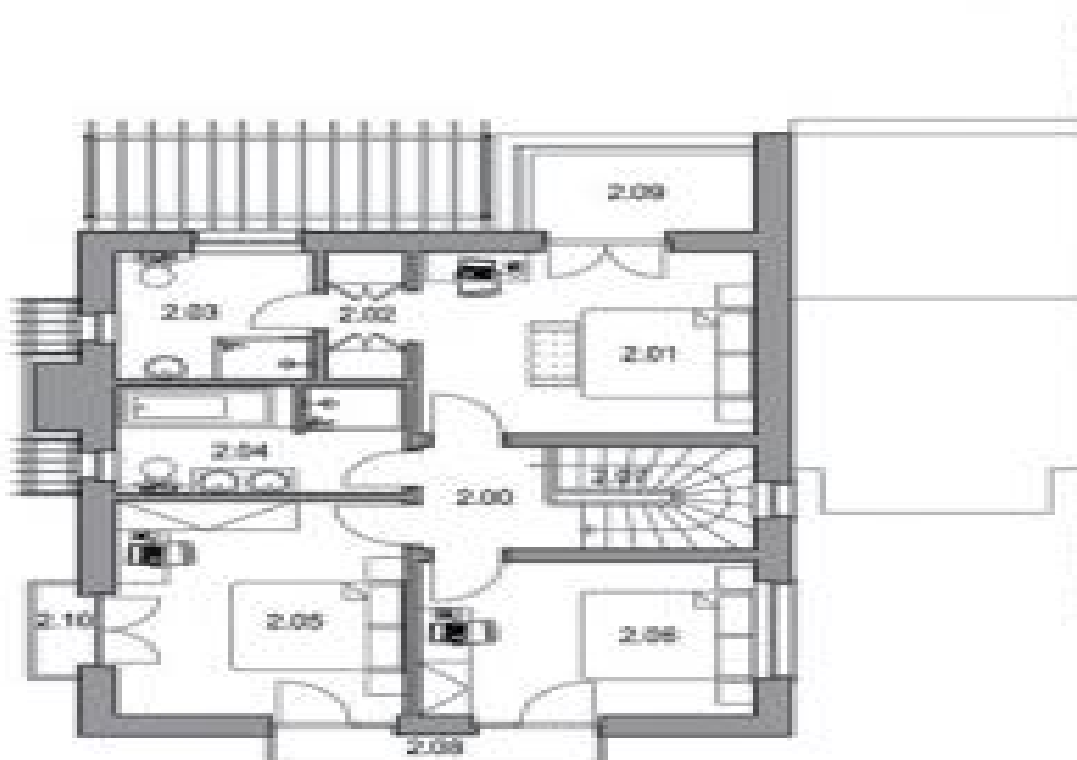
House Three-bedroom (4+kk)

Sold

173 m², Prague 10, Benice, Žitavská



**PŮDORYS 1.NP /
GROUND FLOOR**



**PŮDORYS 2.NP /
FIRST FLOOR**