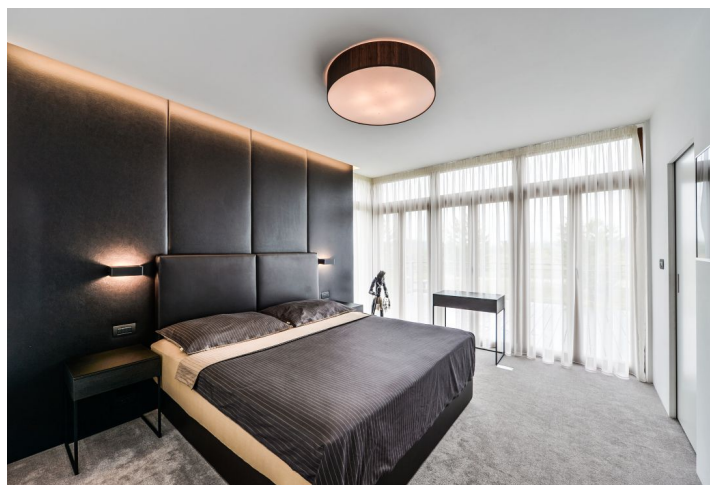




House Three-bedroom (4+kk)

Sold

144 m², Prague 10, Benice, Janská

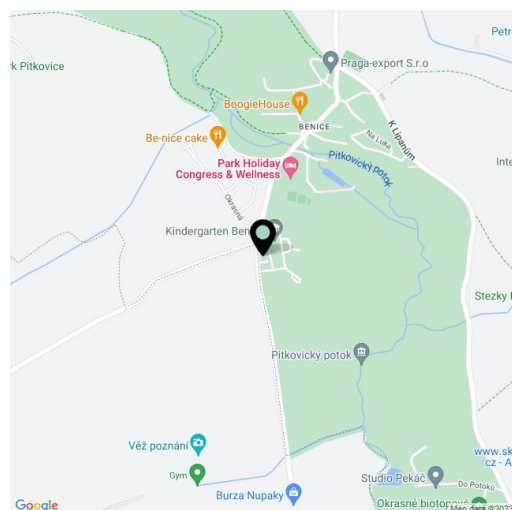




House Three-bedroom (4+kk)

Sold144 m², Prague 10, Benice, Janská

Plot	682 m ²
Foot print	88 m ²
Garden	594 m ²
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 Uhřetěves, 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 Uhřetěves 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.

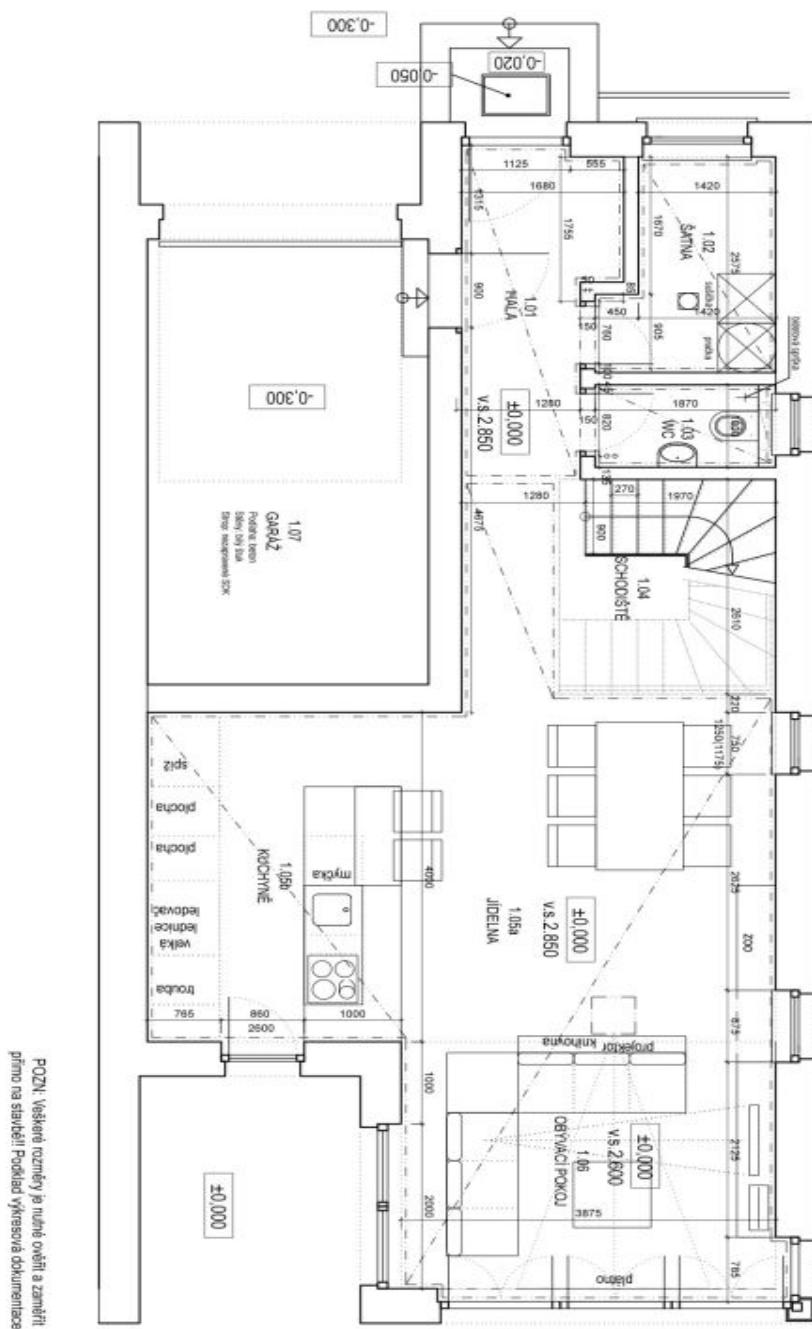
Useable area 144.32 m² - interior 110.4 m², garage 16.7 m², terraces 21.19 m², built-up area 88 m², garden 594 m², plot 682 m².



House Three-bedroom (4+kk)

Sold

144 m², Prague 10, Benice, Jenská



POZN: Všechny rozměry je nutné ověřit a zaměřit přímo na stavbě!! Podklad výrazná dokumentace.

LEGENDA:

1.01	HALA	5.69
1.02	SATNA	4.15
1.03	WC	1.89
1.04	KUCHYNĚ	10.50
1.05	SCHODISTE	5.84
1.06	OBÝVACÍ POKOJ	31.57
1.07	GARÁŽ	16.07

ADRESA BNC OCHRANOVSKÁ PRAHA	
OBLEH PUDORIS TNP	
MOBILAR	
VÝKRES C. 01	MĚŘITKO 1:50
DATUM 23/08/2014	



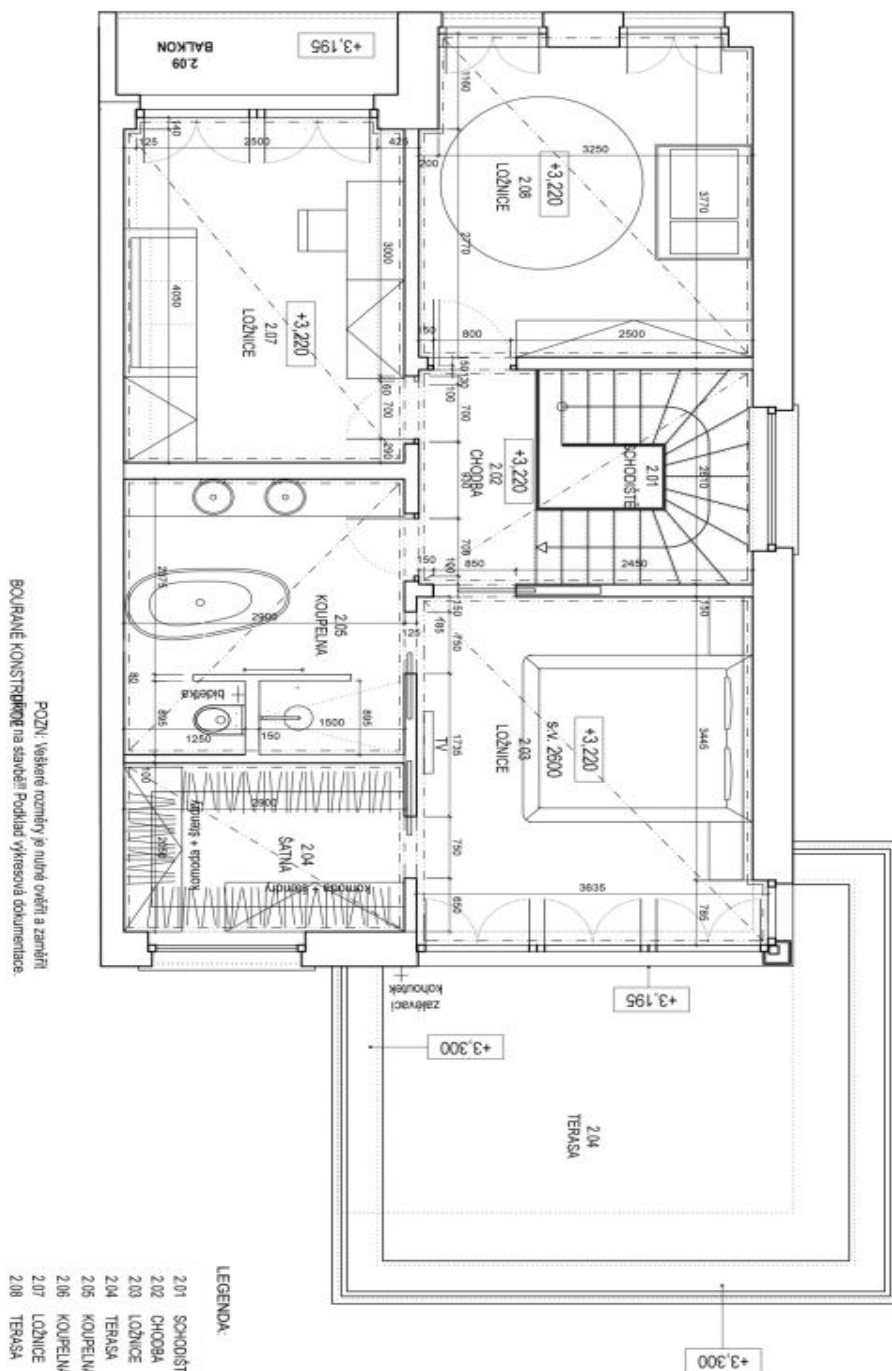
www: oocox.com, e-mail: oocox@oocox.com, tel: +420 603 703 475, +420 737 639 696, address: OOOOX s.r.o. Národní Clerny 21, 100 00 Praha 6 - Dejvice



House Three-bedroom (4+kk)

Sold

144 m², Prague 10, Benice, Jenská



ADRESA: BNC
OCHRANOVSKÁ
PRAHA

OBSTAVĚNÍ:
PUDOVÝ 2NP

MOBILNÍ:

VÝKRES C: 02

MĚŘITKO: 1:50

DATA: 23/08/2014

architects

www: oocox.com, e-mail: oocox@oocox.com, tel: +420 603 703 475, +420 737 639 696, address: OOOOX s.r.o. Palácovní Clerný 21, 100 00 Praha 6 - Dejvice