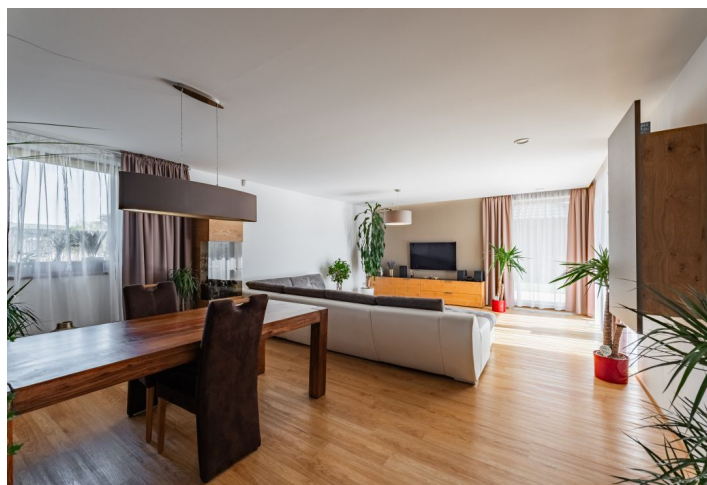




House Four-bedroom (5+kk)

€ 1 173 209 | CZK 28 990 000

345 m², Praha-východ, Dobřejovice, Horní



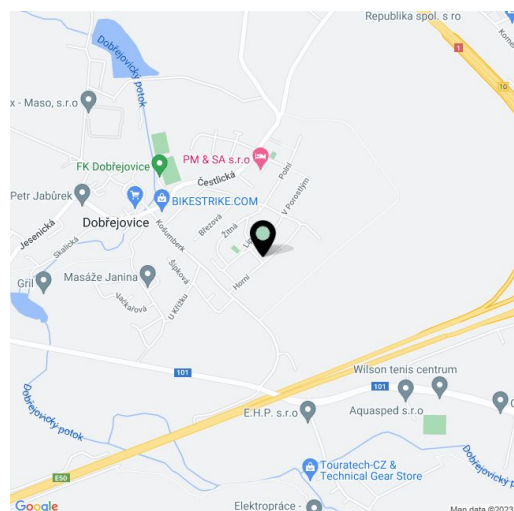


House Four-bedroom (5+kk)

€ 1 173 209 | CZK 28 990 000

345 m², Praha-východ, Dobřejovice, Horní

Usable area	345 m²
Plot	1 000 m²
Foot print	201 m²
Garden	799 m²
Floor area	290 m²
Parking	Garage for 2 cars with storage space
Garage	55 m²
Cellar	-
Reference number	102961



This energy-efficient family house with a garage, a garden house, and a southwest-facing garden providing excellent privacy is located in the outskirts of the village of Dobřejovice, near Průhonický Park.

On the entry level is a spacious living room with a kitchen and dining room, a study/guest room, a bathroom, a separate toilet, a pantry, a technical room with laundry, a staircase hall, and a foyer. The living room and study have access to a **sunny terrace**. In the attic is a master bedroom with a **roof terrace**, another 2 bedrooms, a small study, a bathroom, a toilet, and a **large walk-in wardrobe**. Additional **storage space** is provided by the attic.

The timeless house with a **ventilated facade** was built using high-quality materials. Thanks to them, the used technologies, and energy-saving solutions, the **current monthly utilities are about CZK 2,200**. The advanced technology includes **air recovery**, **Rehau underfloor heating**, an exceptionally economical **Swedish IVT heat pump** with the option of **cooling**, electrically controlled **exterior blinds** shading windows with triple glazing and solar gains, a **Jablotron** security system connected to a central station, a **camera system** with sound even by recording, or a preparation for a central vacuum cleaner. A fireplace can be installed in the living room. Trouble-free parking is provided by the garage and another 2-3 parking spaces on the paved surface of the property. A **brick garden house with its own shower and toilet** can be used, for example, for a **wellness room with a sauna**. The garden is maintained by an **automatic irrigation system** and a **Husqvarna robotic lawnmower**.

The developing village of Dobřejovice allows for **pleasant living in close proximity to Prague**, the nearby Prague Ring Road and the D1 highway speed up traveling by car, and public transport is provided by a suburban bus to the **Opatov metro station**. There is a state kindergarten and a **private kindergarten** in the village. The elementary school and state kindergarten are also in neighboring Průhonice, other educational institutions, including the **Sunny Canadian School** or **Navis** private schools, are within a short driving distance. The entrance to **the famous Průhonický Park** is only a 5-minute drive away, and the **Říčanský Forest** and the adjacent **Voděradské Bučiny National Nature Reserve** are also nearby.

Usable area 345 m² (including garage 55 m² and garden house 30 m²), built-up area 201 m², garden 799 m², plot 1,000 m².