



House Five-bedroom (6+kk)

€ 788 849 | CZK 19 950 000

272 m², Praha-východ, Sulice, U Lesa





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Plot	922 m ²
Foot print	187 m ²
Garden	735 m ²
Parking	Two parking spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	101891

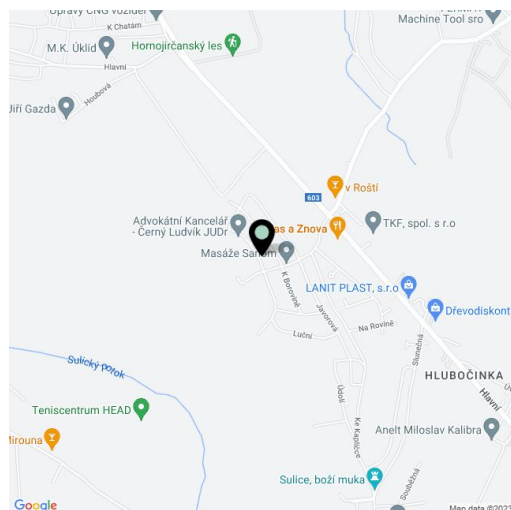
This house with a garden guaranteeing perfect privacy, seating by an outdoor grill under a large pergola overgrown with vines, relaxing in the sauna, a fitness area and outdoor pool, and views of the greenery from all of the windows is what this family house offers. It stands in a quiet place in the village of Sulice - Hlubočinka on U Lesa Street, a few minutes' drive from Prague.

On the ground floor is an **almost fifty-meter living room with a dining area**, an adjoining kitchen, a guest room, a bathroom, a stairwell, a boiler room, a closet, and a vestibule. In the attic are 4 bedrooms, a bathroom, a toilet, a dressing room, and a hall. Above the garage is a **sauna, gym, and game room with a billiards table**.

The house was completed in 2001. Windows are **wooden**, floors are laminate or ceramic tiled, and heating is gas plus the **fireplace stove** in the living room. You can park in the **garage** and on **two covered parking spaces**. There is a **swimming pool** with a sliding cover in the southwest-facing nicely landscaped garden.

About an 8-minute walk from the house is a private kindergarten and primary school, a restaurant, or a **sports hall**, and the village also has a state school and kindergarten, a supermarket, and other services. An excellent connection to Prague (to the Budějovická metro station) is provided by suburban buses, while traveling by car is made easy due to the nearby Prague Ring Road. **The pleasant surroundings**, which are part of the **Střed Cech nature park**, offer opportunities for walks, bike tours, or mushroom picking.

Usable area 272 m², built-up area 187 m², garden 735 m², plot 922 m².

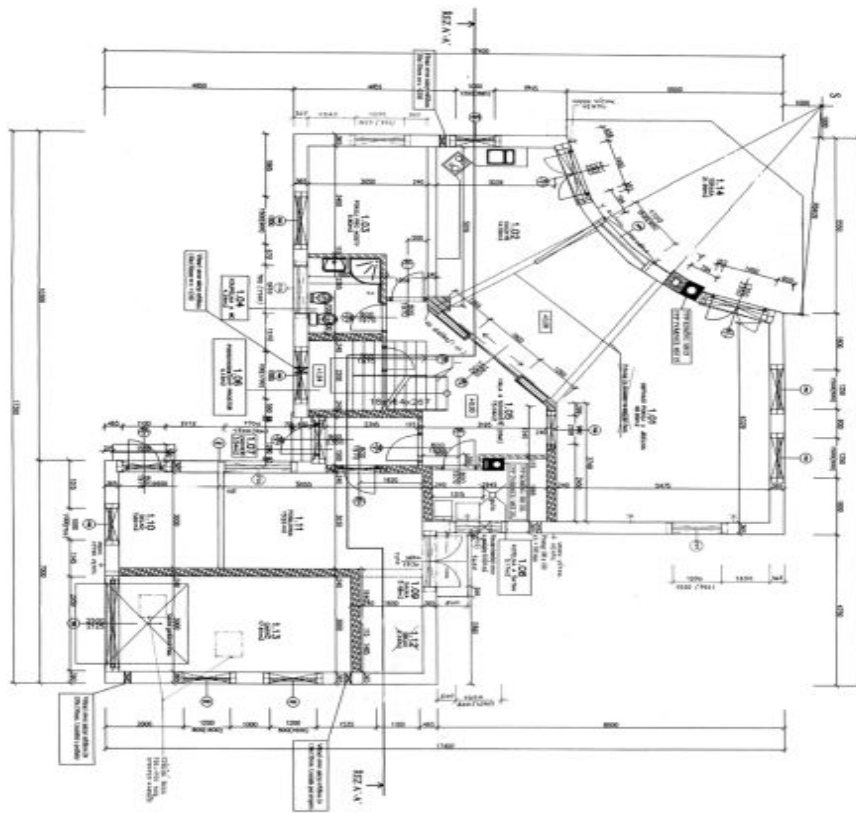




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Tabulka nástavků

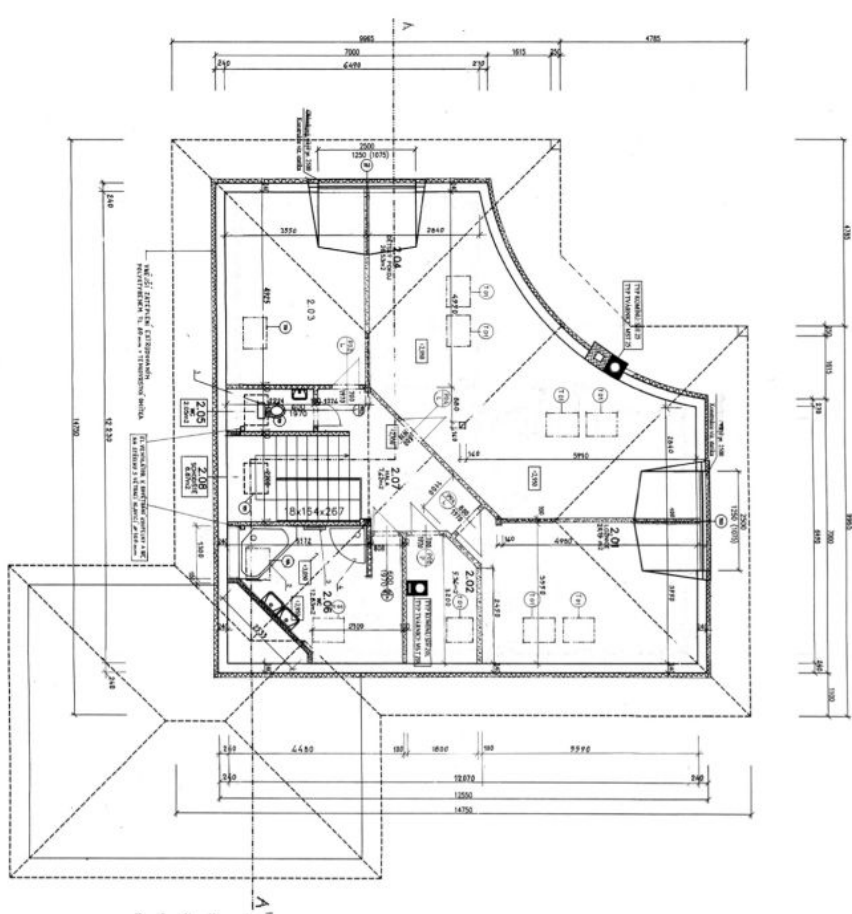
Číslo	Název	Objem	Množství	Cena za kus	Celková cena	Podíl
1	Podlahy	110,00 m²	1	250 000,00 CZK	250 000,00 CZK	12,50 %
2	Stěny	262,00 m²	1	200 000,00 CZK	200 000,00 CZK	9,75 %
3	Kry	300,00 m²	1	338 849,00 CZK	338 849,00 CZK	16,75 %
4	Ukosení	210,00 m³	1	27 000,00 CZK	27 000,00 CZK	1,32 %
5	Podlahy	110,00 m²	1	250 000,00 CZK	250 000,00 CZK	12,50 %
6	Stěny	262,00 m²	1	200 000,00 CZK	200 000,00 CZK	9,75 %
7	Kry	300,00 m²	1	338 849,00 CZK	338 849,00 CZK	16,75 %
8	Ukosení	210,00 m³	1	27 000,00 CZK	27 000,00 CZK	1,32 %
9	Podlahy	110,00 m²	1	250 000,00 CZK	250 000,00 CZK	12,50 %
10	Stěny	262,00 m²	1	200 000,00 CZK	200 000,00 CZK	9,75 %
11	Kry	300,00 m²	1	338 849,00 CZK	338 849,00 CZK	16,75 %
12	Ukosení	210,00 m³	1	27 000,00 CZK	27 000,00 CZK	1,32 %
13	Podlahy	110,00 m²	1	250 000,00 CZK	250 000,00 CZK	12,50 %
14	Stěny	262,00 m²	1	200 000,00 CZK	200 000,00 CZK	9,75 %
15	Kry	300,00 m²	1	338 849,00 CZK	338 849,00 CZK	16,75 %
16	Ukosení	210,00 m³	1	27 000,00 CZK	27 000,00 CZK	1,32 %
17	Podlahy	110,00 m²	1	250 000,00 CZK	250 000,00 CZK	12,50 %
18	Stěny	262,00 m²	1	200 000,00 CZK	200 000,00 CZK	9,75 %
19	Kry	300,00 m²	1	338 849,00 CZK	338 849,00 CZK	16,75 %
20	Ukosení	210,00 m³	1	27 000,00 CZK	27 000,00 CZK	1,32 %



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Tabulka místnosti

Číslo místnosti	Název místnosti	Plocha (m ²)	Průměr (m)	Průřez (m)	Průřez (m)	Průřez (m)	Průřez (m)	Průřez (m)	Průřez (m)	Průřez (m)
2.01	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.02	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.03	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.04	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.05	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.06	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.07	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42
2.08	Ložnice	12,83	3,42	3,42	3,42	3,42	3,42	3,42	3,42	3,42