



House Four-bedroom (5+1)

€ 1 385 195 | CZK 34 900 000

366 m², Prague 9, Dolní Počernice, V Padolině



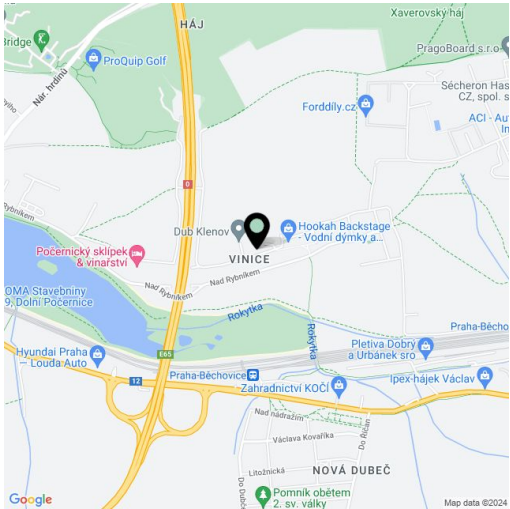


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Usable area	366 m²
Plot	560 m²
Foot print	178 m²
Garden	382 m²
Floor area	280 m²
Terrace	86 m²
Parking	Double garage, parking on the plot for 2 cars
Garage	Yes
Cellar	-
PENB	A
Reference number	105078



This recently completed new-build passive family house with a spacious interior, double garage, and unobstructed views of the far surroundings is located in a residential area in Dolní Počernice, close to Počernický Pond, the Xaverovský Haj valley, or an 18-hole golf course.

The ground floor consists of a spacious living room with a preparation for a kitchen, a study, a bathroom, a utility room, a storage room, a stairwell, a vestibule, and a **garage** accessible by "dry feet." The living room is adjoined by a **southeast-facing terrace**. Upstairs is the master bedroom with a walk-in wardrobe and an **en-suite bathroom**, 2 additional bedrooms, a hallway, and a bathroom. All bedrooms have access to the **terraces**.

The well-insulated building made of Heluz bricks, completed in **June 2024**, meets the parameters of **energy class A** and consumes less than 15 kWh (m² /year), **which puts it in the category of passive housing**. The large-format windows are aluminum with triple glazing and **exterior blinds**, the floors are glued **Tarkett vinyl** and Peronda ceramic tiles, the bathroom sanitary ware is by **Laufen**. The rebateless doors are **2.2 m** high. Optimum humidity and automatic supply of fresh air is ensured by **recovery**, and the floor heating of the entire house is by a Daikin heat pump (air-water). In the living room is also a **preparation for a fireplace** with an exchanger for a hot water tank. Electrical elements are by **ABB Levit**, Internet is via a **Cetin optical cable**. The equipment also includes a **camera system**, a **security system** and a **smart home** (you can control the heating in individual rooms, cameras, blinds and manage the photovoltaic power plant and recuperation by phone). **18 PV panels** with a total output of 7.65 kWp contribute to energy self-sufficiency. A rainwater retention tank (5 m3) is prepared on the property. The terraces have **bioclimatic pergolas**. The building permit also includes a **garden house** (6 m x 2.5 m), for which electricity, water, and sewage connections have been prepared. A **double garage** with **Hörmann automatic doors**, 5 m wide, is used for trouble-free parking.

The house is part of a residential development on a **southern slope** close to several **nature parks and the Black Bridge golf resort**. A kindergarten and elementary schools, shops, and other civic amenities are within a short driving distance. Excellent transport accessibility is made possible by easy access to the Prague Ring Road, and buses from a nearby stop that can take you to the Depo Hostivař metro station, and fast train connections to the city center (Masarykovo Railway Station).

Usable area 365.56 m², of which terraces 85.56 m², built-up area 178 m², garden 382 m², plot 560



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