



House Four-bedroom (5+kk)

€ 1 398 322 | CZK 35 000 000

266 m², Praha-východ, Kunice





House Four-bedroom (5+kk)

€ 1 398 322 | CZK 35 000 000

266 m², Praha-východ, Kunice

Usable area	266 m ²
Plot	2 396 m ²
Foot print	156 m ²
Garden	2 240 m ²
Floor area	227 m ²
Parking	Two parking spaces
Garage	39 m ²
Cellar	Yes
PENB	G
Reference number	105482

This unique 3-bedroom family home, ingeniously set on a two-level plot, will delight with its clear intention to connect the interior with the exterior and allow owners to fully enjoy the 2,240 m² mature garden, which allows for further development. The maintenance-free green roof completes the overall impression of functional architecture design by a well-known Czech architectural studio.

The main living area consists of a **living room with a fireplace**, a dining room, a **kitchenette with a pantry**, a bathroom, a separate toilet, a utility room, a foyer, and a hallway. The staircase leads from the living room both to the **raised landing**, where there are 2 northeast-facing bedrooms and a bathroom, and to the lower part of the house with a bedroom, a study, a storage room, a cellar, and a rear entrance to the house. Two uncovered **parking spaces** and the main entrance connect to the property's driveway.

The interior of the house from 2012 boasts a predominantly wooden decor complemented by contrasting elements in black, gray, and white, exposed concrete on the ceilings, which reach a **height of up to 3.38 meters** in certain places, **hardwood oak floors and large-format windows** (triple-glazed with laminate safety insulating glass). There is **maintenance-free plaster on the walls**. The built-in furniture, storage spaces, and the kitchen were **custom designed**, and the kitchen is equipped with BOSCH appliances and a Miele refrigerator. Sanitary ware from quality manufacturers Laufen, Alca and Hansgrohe were installed in the bathrooms. Heating is provided by a **Viessmann** gas boiler and a wood-burning fireplace, and the ground floor has **underfloor heating**, while the other rooms cast iron radiators. The house is guarded by a **Jablotron system**. The **maintenance-free roof covered** with greenery **improves the climatic conditions in the house** and its surroundings. A huge mature garden connecting **2 separate plots provides** complete privacy in a quiet location. It has **2 wells, 2 retention tanks** and complete utility networks, which makes it possible to use the undeveloped land for the construction of another family house.

The surroundings of the quiet village of **Kunice** are a wooded area criss-crossed with bike paths and hiking trails, and the **Velkopopovicko Nature Park** and numerous streams and ponds are particularly attractive. The village itself will offer sports activities for adults and children (soccer, golf, tennis, mini zoo, traffic playground, or the Children's Paradise of the **Berchtold Castle Hotel**), a primary school, groceries, and a restaurant. The nearby exit on the 15th kilometer of the D1 highway provides a quick connection to the capital.

Usable area 266.1 m², of which floor area 227 m²



House Four-bedroom (5+kk)

€ 1 398 322 | CZK 35 000 000

266 m², Praha-východ, Kunice

Usable area	266 m ²
Plot	2 396 m ²
Foot print	156 m ²
Garden	2 240 m ²
Floor area	227 m ²
Parking	Two parking spaces
Garage	39 m ²
Cellar	Yes
PENB	G
Reference number	105482

and garage 38.9 m²; built-up area 156 m², garden 2,240 m², plot 2,396 m².



- 1 krytý vstup
- 2 předsíň
- 3 chodba
- 4 technická místnost
- 5 koupelna se samostatným WC
- 6 komora
- 7 kuchyňský kout
- 8 obývací pokoj
- 9 koupelna s WC
- 10 knihovna
- 11 pokoj
- 12 pokoj



House Four-bedroom (5+kk)

€ 1 398 322 | CZK 35 000 000

266 m², Praha-východ, Kunice

Půdorys domu

