



## House Three-bedroom (4+kk)

€ 454 056 | CZK 11 390 000

128 m<sup>2</sup>, Praha-východ, Říčany, Na Dědince





## House Three-bedroom (4+kk)

€ 454 056 | CZK 11 390 000

128 m<sup>2</sup>, Praha-východ, Říčany, Na Dědince

|                  |                              |
|------------------|------------------------------|
| Total area       | 128 m <sup>2</sup>           |
| Plot             | 440 m <sup>2</sup>           |
| Garden           | 239 m <sup>2</sup>           |
| Floor area       | 105 m <sup>2</sup>           |
| Terrace          | 23 m <sup>2</sup>            |
| Parking          | 2 parking spaces on the plot |
| Cellar           | -                            |
| PENB             | A                            |
| Reference number | 105553                       |

**This energy-efficient single-story family house is part of a residential project that is currently being built in the village of Sluštice, in close proximity to Říčany with rich civic amenities and quick access to Prague. Expected completion date in October 2025.**

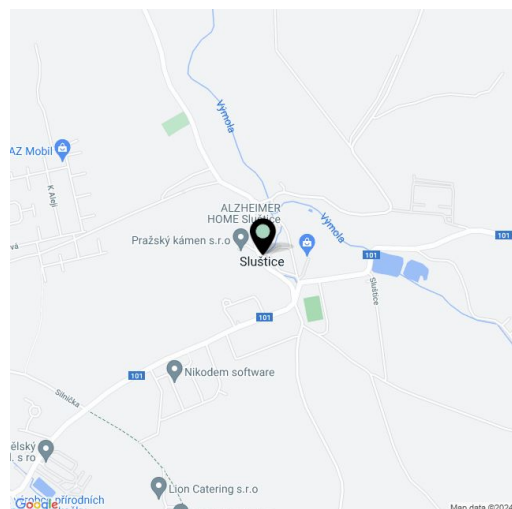
The bungalow's floor area consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a bathtub), a separate toilet, a utility room, and an entrance hall. The living room will be connected to the **terrace**, and all rooms will have access to the **garden**. The house comes with a **storage room** accessible from the outside.

The bungalow is being constructed with an emphasis on the use of **quality materials and sustainable technologies**, which make the house extremely economical (PENB A). Facilities include anthracite color plastic windows with insulating triple glazing and **electrically controlled exterior blinds**, Swiss Aqua Technology, SAT, Optima, and Kaldewei **designer sanitary ware**, and class III safety entrance doors. The decor of the **vinyl floors**, large-format floor and wall tiles, and doors come in **several color options to choose from**. Optimum temperature and humidity will be ensured by the **recovery unit and floor heating** connected to the air-water **heat pump**. Thanks to the storage sump, **garden irrigation and rainwater flushing** are possible. The house is also **ready for the installation of solar panels and a car charger**. There will be **2 parking spaces** on the plot, and the entrance to the house will be decorated with a **professionally landscaped front garden**.

One of the project's great benefits is the **possibility of client changes**, which will allow new owners to adapt the layout of the houses and select standards according to their requirements.

The village has a grocery store, a **private kindergarten** with a respectful style of education, a **football club** with a playground, and an outdoor gym. There are other kindergartens and elementary schools, shops, and medical services in the vicinity. You can reach the Prague Ring Road in no time by car, as well as the nearby towns of Úvaly and Říčany with **excellent infrastructure** by bus. A bike path runs through the village, it is not far from the **Babický and Klánovický forests**, the **Škvorecká obora nature reserve**, or the **Rokytká nature park**.

Total usable area 128.43 m<sup>2</sup>, of which floor area 105.40 m<sup>2</sup> and terrace 23.03 m<sup>2</sup>, storage space 5.11 m<sup>2</sup>, garden 239 m<sup>2</sup>, plot 440 m<sup>2</sup>.





## House Three-bedroom (4+kk)

€ 454 056 | CZK 11 390 000

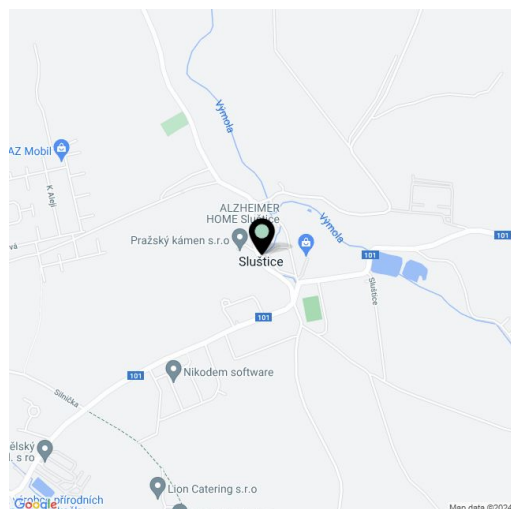
128 m<sup>2</sup>, Praha-východ, Říčany, Na Dědince

|                  |                              |
|------------------|------------------------------|
| Total area       | 128 m <sup>2</sup>           |
| Plot             | 440 m <sup>2</sup>           |
| Garden           | 239 m <sup>2</sup>           |
| Floor area       | 105 m <sup>2</sup>           |
| Terrace          | 23 m <sup>2</sup>            |
| Parking          | 2 parking spaces on the plot |
| Cellar           | -                            |
| PENB             | A                            |
| Reference number | 105553                       |

Estimated date of **completion of the first stage is fall 2025.**

**Deposit of 10% of the purchase price after the conclusion of the future contract and payment of the purchase price after the house receives final approval.**

Contact our office for a complete list of available houses.







# House Three-bedroom (4+kk)

€ 454 056 | CZK 11 390 000

128 m<sup>2</sup>, Praha-východ, Říčany, Na Dědince

## Bungalow

### A6.1 4KK

| OZN. | MÍSTNOST           | PLOCHA (m <sup>2</sup> ) |
|------|--------------------|--------------------------|
| 1.01 | Zádvěří            | 5,79                     |
| 1.02 | WC                 | 2,29                     |
| 1.03 | Technická místnost | 2,93                     |
| 1.04 | Koupelna           | 4,59                     |
| 1.05 | Chodba             | 11,75                    |
| 1.06 | Ložnice            | 12,61                    |
| 1.07 | Pokoj              | 10,36                    |
| 1.08 | Pokoj              | 10,18                    |
| 1.09 | Obývací pokoj - KK | 32,45                    |

| Podlahová plocha | Užitná plocha |
|------------------|---------------|
| 105,4            | 98,1          |

|      |        |       |
|------|--------|-------|
| 1.10 | Skid   | 5,11  |
| 1.11 | Terasa | 23,03 |

Půdorys 1NP

Parkování  
2x stání

Podlaží  
1 patro

Skid  
5,11 m<sup>2</sup>

Střechná  
plocha

Užitná plocha  
98,1 m<sup>2</sup>

Pozemek  
440 m<sup>2</sup>

Zahradu  
239 m<sup>2</sup>

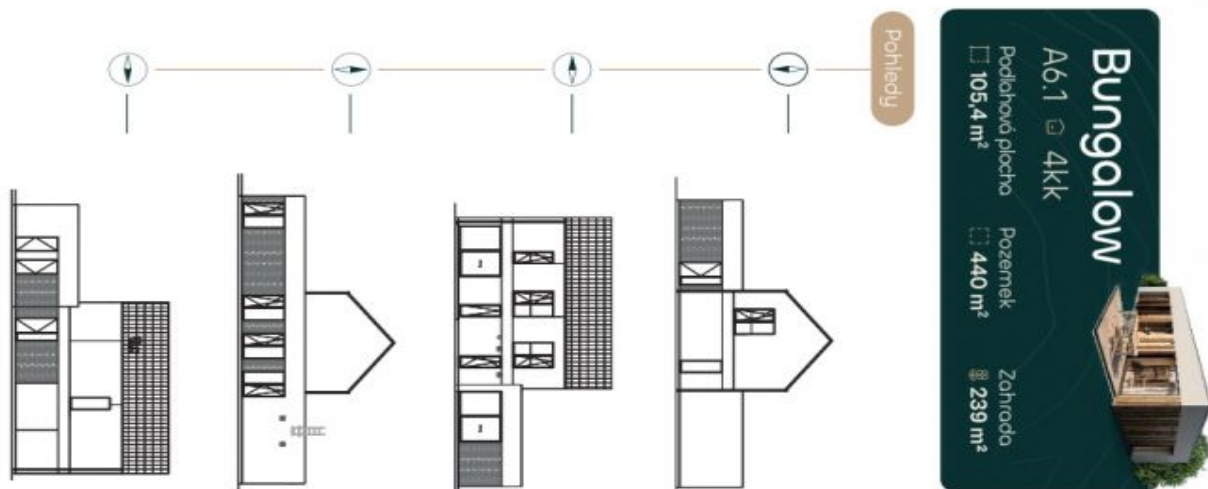
PENB  
A



# House Three-bedroom (4+kk)

€ 454 056 | CZK 11 390 000

128 m<sup>2</sup>, Praha-východ, Říčany, Na Dědince



Detail situace



Situace

