



## House Four-bedroom (5+kk)

€ 574 257 | CZK 14 500 000

171 m<sup>2</sup>, Mladá Boleslav, Mladá Boleslav, Jemníky







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Usable area	171 m <sup>2</sup>
Plot	838 m <sup>2</sup>
Foot print	146 m <sup>2</sup>
Floor area	149 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	106406

This new construction of the passive Comfort I family house is part of the U Boží vody intimate project, which consists of a total of 9 houses equipped with the latest technologies. The project is being built right next to the Chlum nature park in the small village of Jemníky on the outskirts of Mladá Boleslav. The proximity of this city and the easy connection with Prague will make it possible to have all services within easy reach and at the same time to live surrounded by nature.

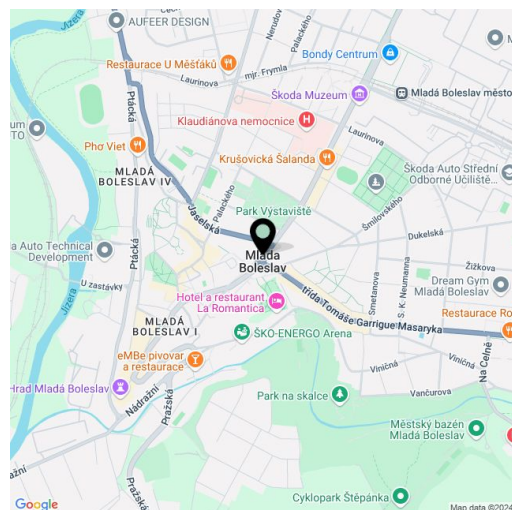
The layout of the ground floor consists of a more than 30-meter living room with a kitchen and dining room, a study, a bathroom with a toilet, a utility room, a hall, and an anteroom. The living room have access to the **garden terrace**. A designer **wooden staircase** will lead to the first floor where the master bedroom, 2 further bedrooms, a bathroom with a toilet, and hallway will be located.

The construction of the house is very fast thanks to the chosen structural solution, **complete finalization takes 5 months**. The passive standard and design in **above-standard quality** will guarantee an **optimal temperature** in the house and a supply of **fresh air** throughout the year at very low operating costs. The purchase price includes **solar panels, batteries, heat pump, recuperation, cooling with the Jablotron Coolbreeze system, underfloor heating, three-layer wooden floors made of European wood from a Czech manufacturer, large windows with triple glazing and exterior blinds**. All technology will be managed by the **Loxone Smart Home intelligent home system**. After approval, the new owner will receive **CZK 535,000 from the New Green Savings program**. The group of houses will have its **own entrance, separated from the road by a noise wall**.

The place, surrounded by **brehtaking nature** consisting mainly of **deciduous forests**, is located just a short distance from the edge of Mladá Boleslav, the bus ride to the center takes only 15 minutes. Schools, medical services, shopping possibilities and opportunities for cultural enjoyment are all within a short driving distance. The village of Jemníky also has a convenient location for **regular trips to Prague**, which is now about 30 minutes away by car.

Usable area 171.2 m<sup>2</sup>, garage 27.5 m<sup>2</sup>, terrace 21.9 m<sup>2</sup>, plot of your choice 815-838 m<sup>2</sup>.

For more information, please visit the project website [www.ubozivody.cz](http://www.ubozivody.cz).





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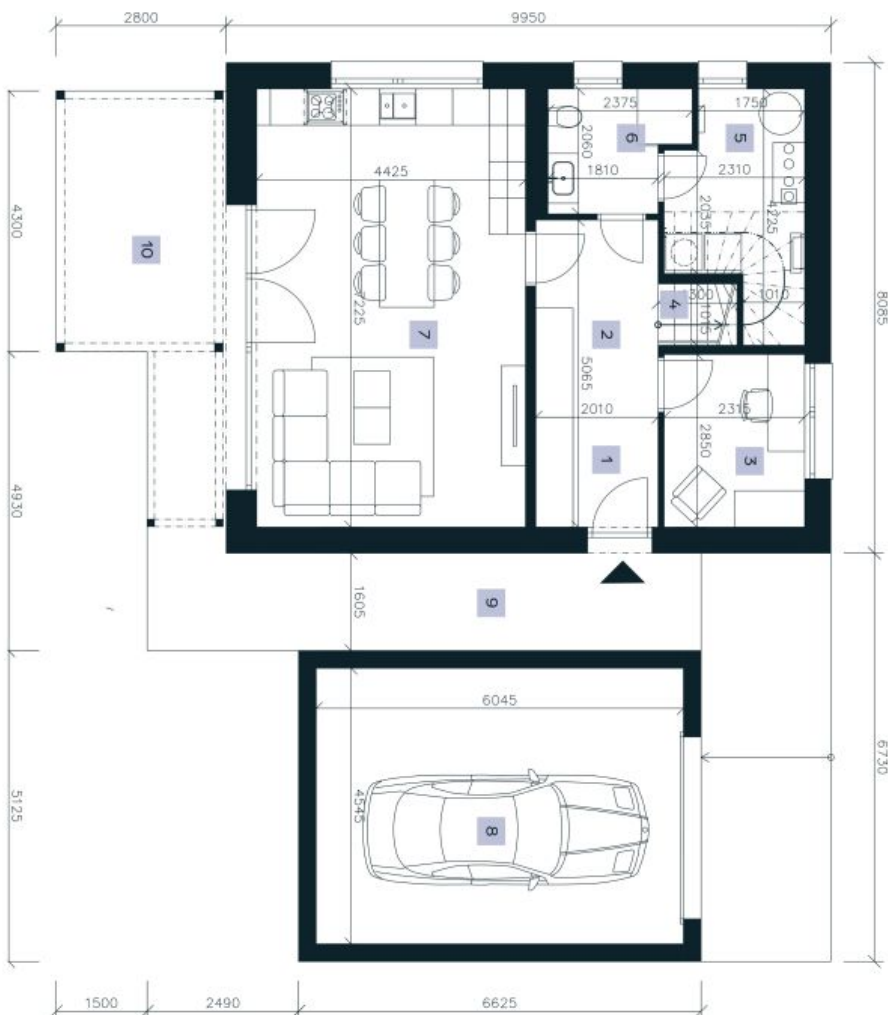
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Comfort I	
<b>Počet podlaží</b> Number of floors	<b>2</b>
<b>Dispozice</b> Layout	<b>5 + KK</b> 4 bdm
<b>Zastavěná plocha</b> Built on area	<b>145,5 m<sup>2</sup></b>
<b>Užitná plocha domu</b> (bez balkónu) Usable interior area (excluding terrace)	<b>149,3 m<sup>2</sup></b>

1. NP 1st floor	
1 Zádveří Entrance hall	3,7 m <sup>2</sup>
2 Chodba Hallway	6,5 m <sup>2</sup>
3 Kancelář Office	6,6 m <sup>2</sup>
4 Schodiště Stairs	5,1 m <sup>2</sup>
5 Technická místnost Technical room	7,7 m <sup>2</sup>
6 Koupelna + WC WC	4,3 m <sup>2</sup>
7 Obývací pokoj + Kk Living room and kitchen	32,0 m <sup>2</sup>
8 Garáž Garage	27,5 m <sup>2</sup>
<b>Užitná plocha 1. NP</b> Usable area of the 1st floor	<b>93,4 m<sup>2</sup></b>
9 Venkovní průchod Outdoor passage	10,6 m <sup>2</sup>
10 Terasa Terrace	21,9 m <sup>2</sup>



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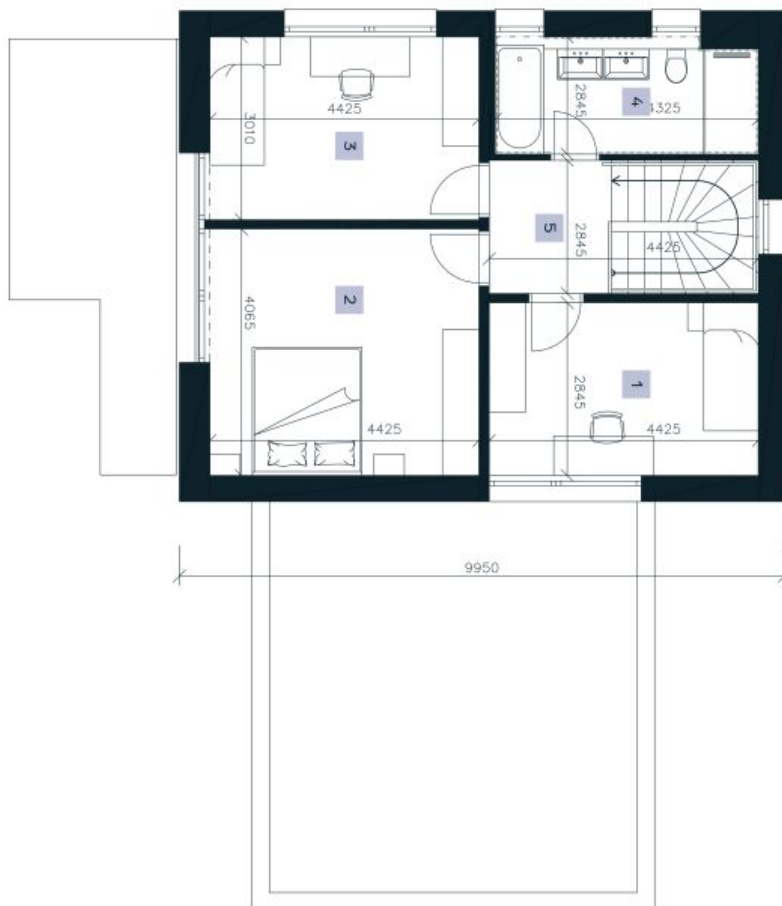
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## Comfort I

2. NP	
2nd floor	
1 Ložnice Bedroom	12,6 m <sup>2</sup>
2 Pokoj Bedroom	18,0 m <sup>2</sup>
3 Pokoj Bedroom	13,3 m <sup>2</sup>
4 Koupelna + WC	7,6 m <sup>2</sup>
5 Chodba Hallway	4,4 m <sup>2</sup>
<b>Úžitná plocha 2. NP</b>	
Usable area of the 2nd floor	
<b>55,9 m<sup>2</sup></b>	

Popisná plocha, plochy, přehledných měřících jsou pouze orientační. Vytváření zářezů v podlahách, laticích, kováních, zábradloví, dřevěných dveřích, zábradloví, speciálních kováních, povrchové úpravy a systémů jsou speciálními výtvarnými a stavebními stroji.  
 Note: The areas of the individual rooms are only indicative. The finish is defined in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The sanitary design specifications (sanitary fixtures, sink) are specified in the addendum to the future purchase contract.



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