



House Four-bedroom (5+kk)

€ 575 283 | CZK 14 500 000

171 m², Mladá Boleslav, Mladá Boleslav, Jemníky





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Total area	171 m ²
Plot	838 m ²
Foot print	146 m ²
Floor area	149 m ²
Terrace	22 m ²
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.

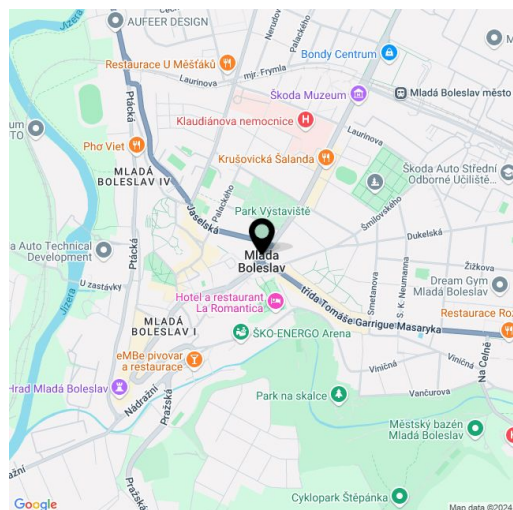
The layout of the ground floor consists of a more than 30-meter living room with a kitchen and dining room, a study, a bathroom with a toilet, a utility room, a hall, and an anteroom. The living room have access to the **garden terrace**. A designer **wooden staircase** will lead to the first floor where 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 m², garage 27.5 m², terrace 21.9 m², plot of your choice 815-838 m².

For more information, please visit the project website www.ubozivody.cz.



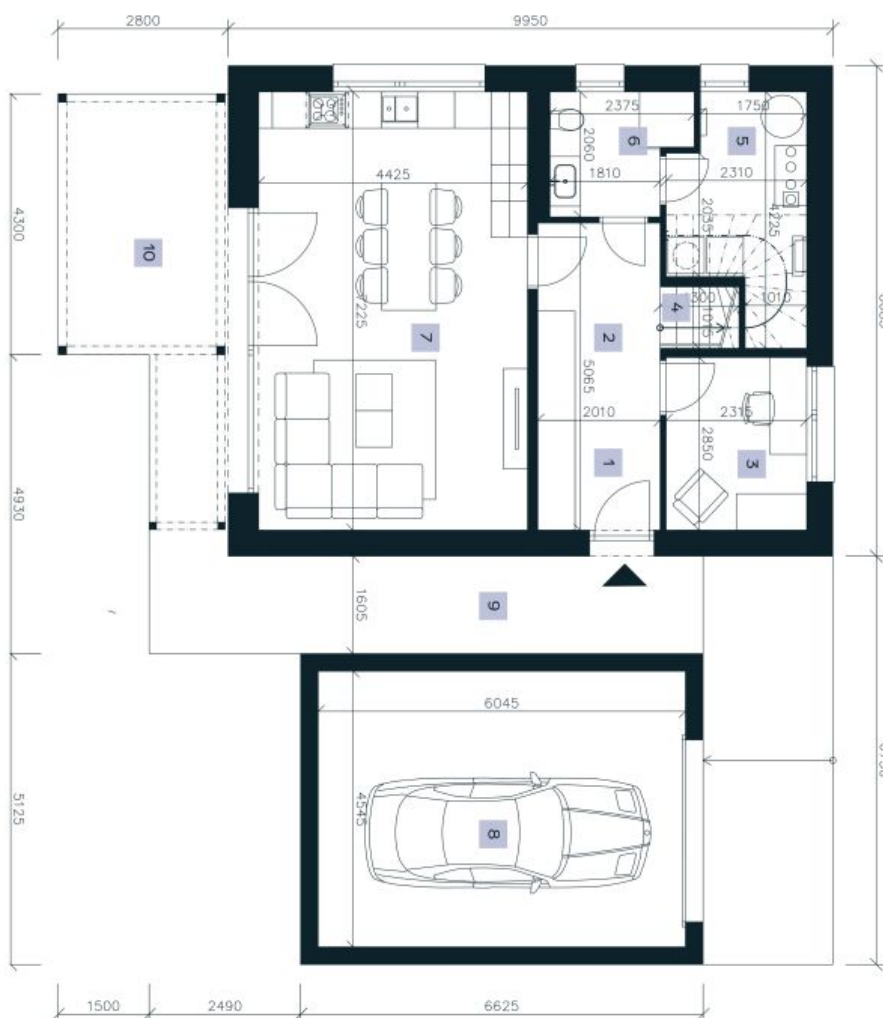


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Comfort I	
Počet podlaží Number of floors	2
Dispozice Layout	5 + KK 4 bdrm
Zastavěná plocha Built on area	145,5 m²
Užitná plocha domu (bez balkónu) Usable interior area (excluding terrace)	149,3 m²
1. NP 1st floor	
1 Zádveří Entrance hall	3,7 m ²
2 Chodba Hallway	6,5 m ²
3 Kancelář Office	6,6 m ²
4 Schodiště Stairs	5,1 m ²
5 Technická místnost Technical room	7,7 m ²
6 Koupelna + WC WC	4,3 m ²
7 Obývací pokoj + Kk Living room and kitchen	32,0 m ²
8 Garáž Garage	27,5 m ²
Užitná plocha 1. NP Usable area of the 1st floor	93,4 m²
9 Venkovní průchod Outdoor passage	10,6 m ²
10 Terasa Terrace	21,9 m ²





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Comfort I		
2. NP		
2nd floor		
1	Ložnice Bedroom	12,6 m ²
2	Pokoj Bedroom	18,0 m ²
3	Pokoj Bedroom	13,3 m ²
4	Koupelna + WC WC	7,6 m ²
5	Chodba Hallway	4,4 m ²
Užitná plocha 2. NP Usable area of the 2nd floor		55,9 m²



U BOŽÍ VODY

Popisná plocha je pouze orientační. Vytváření zářezů a vodorovných linií, kuchyňské linky, střešní konstrukce, vnitřní výtahy, speciální kování, povrchové úpravy a výtahový strojovna, speciální kování a budová kování.

Note: The area of the individual rooms is only indicative. The finish is defined in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The sanitary design, special finishes, iron safes, and equipment is specified in the addendum to the future purchase contract.

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE



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