



## House Three-bedroom (4+kk)

Sold

173 m<sup>2</sup>, Prague 10, Benice, Žitavská





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Total area	173 m <sup>2</sup>
Plot	510 m <sup>2</sup>
Foot print	110 m <sup>2</sup>
Garden	400 m <sup>2</sup>
Floor area	157 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	31993

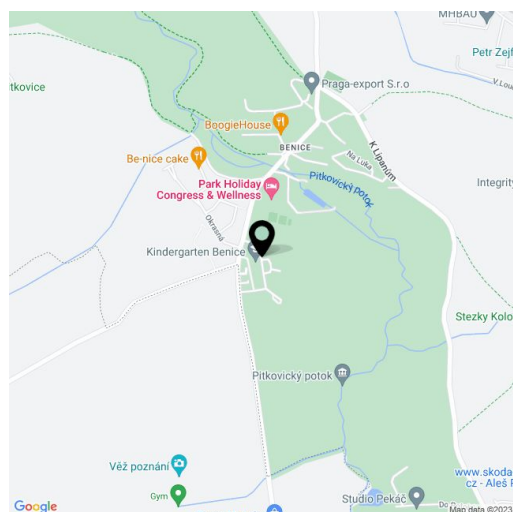
This modern family house with a corner plot of land and a garage is set in a residential area with a unified architectural style surrounded by greenery on the southeastern outskirts of Prague.

The ground floor consists of an entrance hall with a cloakroom and an open living area with a dining room, a kitchen, and an adjacent garden terrace. Upstairs, there is a master bedroom with a walk-in closet, a bathroom (shower, toilet), and a balcony, another 2 bedrooms, and a shared bathroom (bath, toilet).

High-end facilities include wooden floors and a fireplace in the living room. The windows are wooden, the terrace boasts a pergola. Heating is provided by a gas boiler. Comfortable parking in the garage with direct access to the house.

The residential area is located in a quiet area near the border of the **Botič-Milíčov Nature Park**, within easy reach of the shopping zone and aquapark in Čestlice, civic amenities in neighboring Uhříněves (grocery stores, a post office, schools, or doctors), and the **world-famous chateau park in Průhonice**. In close proximity is a wellness and fitness center, tennis courts, a swimming pool, and a restaurant. **The Open Gate and Sunny International Schools** and are 2 minutes away by car. Transport links are provided by buses; the city center can be reached from the nearby Uhříněves station or by metro from the Háje metro station. The location has easy access to the D1 highway.

Useable area 156.5 m<sup>2</sup> (including garage 19,7 m<sup>2</sup>), terrace 9.8 m<sup>2</sup>, balconies 4.4 m<sup>2</sup> and 1.2 m<sup>2</sup>, garden 400 m<sup>2</sup>, plot 510 m<sup>2</sup>.

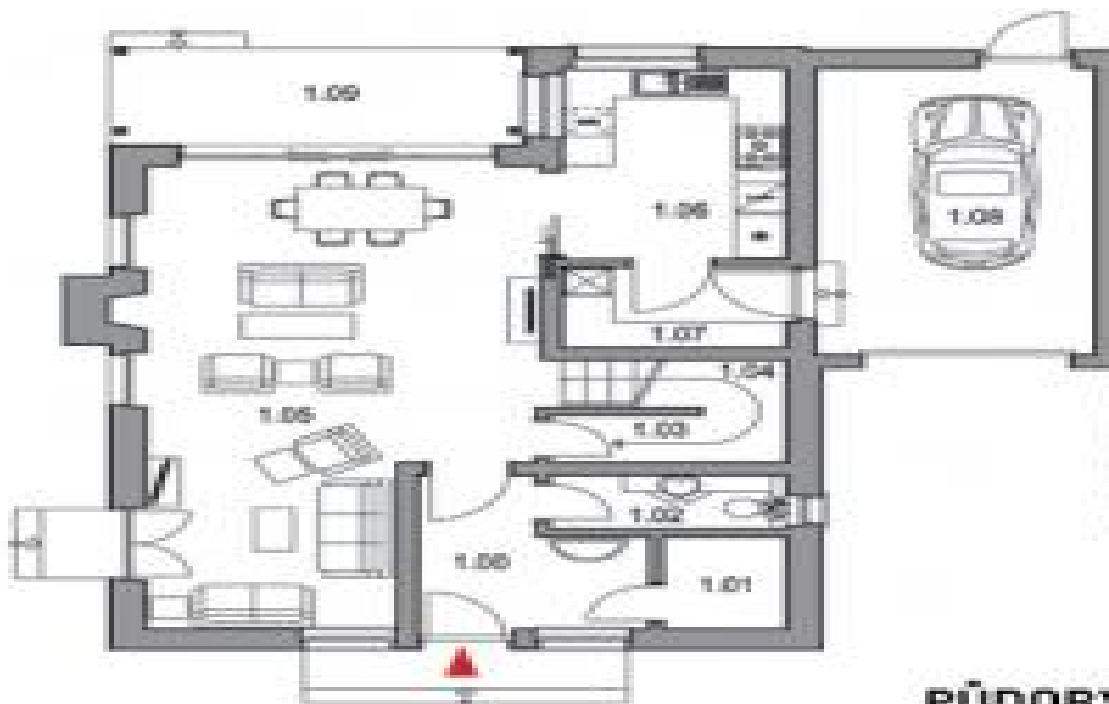




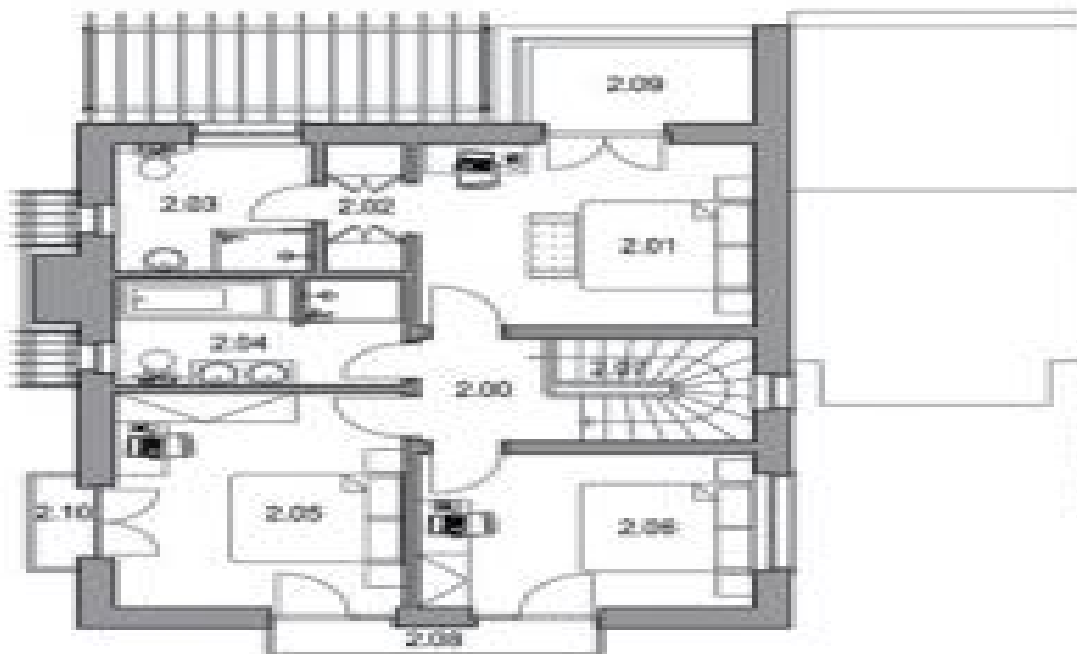
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**PŮDORYS 1.NP /  
GROUND FLOOR**



**PŮDORYS 2.NP /  
FIRST FLOOR**