



🏠 425 m<sup>2</sup> 📄 U zahrádek, Praha-Benice - Benice 💰 33 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**  
EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz  
+420 770 181 181

Order number	<b>N6164</b>	Price	<b>33 000 000 CZK</b>
Address	<b>U zahrádek, Praha-Benice - Benice</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>425 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>826 m<sup>2</sup></b>
Built up area	<b>246 m<sup>2</sup></b>	Garden area	<b>580 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Device	<b>Partly</b>
Garage	<b>2</b>	Balcony	<b>15 m<sup>2</sup></b>
Terrace	<b>66 m<sup>2</sup></b>	Cellar	<b>85 m<sup>2</sup></b>
Lift	<b>No</b>		

## About real estate

We offer exclusively for sale a luxury family villa 5+kt with a beautiful garden in Benice, on the southeastern outskirts of Prague. The two-storey villa is partially basemented and features generous open spaces, superior materials and a new Daikin heat pump. The total living area is 272 sqm and the size of the garden is 580 sqm.

Entrance to the house is through vestibule, from where you can enter the garage and the hall, which is directly connected to the kitchen, the staircase to the 2nd floor and a separate toilet.

The kitchen is custom made of cherry wood and is equipped with Miele appliances - induction cooker, electric oven, steam oven, built-in coffee machine, dishwasher. In the kitchen there is an entrance to the pantry, in which there is a double Whirlpool refrigerator with ice maker. The kitchen is connected to the dining room and airy spacious living room, which is divided into two zones. In front is a relaxing sitting area with fireplace and access to the terrace with outdoor fireplace. The main part of the living room is oriented towards the garden and also from this part with beautiful, double-hung, French windows you can walk out to the pond and the jacuzzi. The living room includes a large format Bang & Olufsen TV, large sofa and air conditioning. Throughout the entire 1st floor are ceramic tiles.

A spiral, wide staircase leads to the 2nd floor. From the hall you can enter all three bedrooms. The master bedroom has direct access to a tastefully designed bathroom with a large walk-in shower, toilet, sink and underfloor heating. There is a walk-in wardrobe and air conditioning. The other two bedrooms have a shared but very spacious bathroom with walk-in shower, toilet and underfloor heating. Both of these bedrooms have access to the balcony. One of the bedrooms also has a spacious dressing room and an air conditioning unit. All bedrooms have a direct view of the garden.

In the basement of the house there is a hall, which is connected to the entrance to the laundry room, storage room, utility room, and fitness room, which is connected to the sauna and bathroom area.

Heating of the villa is provided by a heat pump and a backup Buderus gas boiler, storage tank and a Dražice hot water heater. The house has a Paradox security system, there are security films on all windows, wooden blinds, lockable window handles. The house is connected to the city water supply and sewerage system.

Around the house there is a well-kept garden with mature trees, covered terrace with an outdoor fireplace and garden seating. A sprinkler system and a robotic mower ensure a perfect lawn.

Benice is part of the protected nature park Botič - Milíčov, which increases the attractiveness of living. The location is equipped with all amenities, wellness and fitness center, tennis courts, restaurants, swimming pool, private kindergarden. By bus you can get to the metro station Háje or to the train station Uhřetěves.

The energy label is not made.