



## House Three-bedroom (4+1)

€ 752 077 | CZK 18 910 976

267 m², Prague 10, Benice, Benice





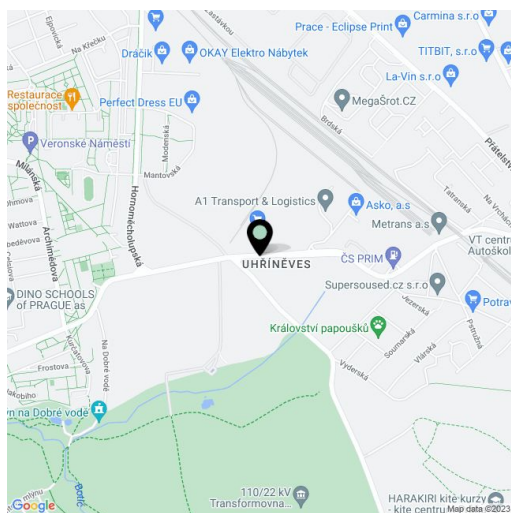
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|                  |                |
|------------------|----------------|
| Usable area      | 267 m²         |
| Floor area       | 228 m²         |
| Balcony          | 38 m²          |
| Parking          | Double garage. |
| Cellar           | -              |
| PENB             | G              |
| Reference number | 3540           |

Single family house in a charming residential complex of 8 villas located in the picturesque village Benice, 2 km from the Cestlice commercial and shopping area. The house offers a dominant double high ceiling living room with a fireplace and direct access to the garden, study and a separate guest suite with a bedroom, bathroom and closet. On the upper floor are 3 bedrooms, 2 bathrooms and a walk-in closet. The master bedroom has a direct access to the terrace. The lower ground floor comprises double garage and utility area. Interior living area 185,92 m², 4x balconies total 12,90 m², plot 741 m². The purchase price includes 9% VAT.



SEPTEMBER, 2008



PŪDORYS 1.NP /  
GROUND FLOOR



PŪDORYS 2.NP /  
FIRST FLOOR

| Č.M. | ÖÖEL MISTHOETI              | m <sup>2</sup> |
|------|-----------------------------|----------------|
| 1.00 | ZÁVERI/ENTRANCE             | 6,4            |
| 1.01 | PROSTOR SCHODISŤE/STAIRCASE | 5,7            |
| 1.02 | ULÖŽNÝ PROSTOR/STORAGE      | 1,1            |
| 1.03 | WC/TOILET                   | 2,5            |
| 1.04 | ŠATNA/CLOAKROOM             | 3,0            |
| 1.05 | CHODBA/HALL                 | 5,5            |
| 1.06 | DOMÁCI PRÁCE/UTILITY ROOM   | 18,9           |
| 1.07 | JEDÁLNA/DINING ROOM         | 14,3           |
| 1.08 | OBÝVAJ POKOJ/SITTING ROOM   | 19,4           |
| 1.09 | KUCHYŇ/KITCHEN              | 16,0           |
| 1.10 | DOMÁCI PRÁCE/UTILITY ROOM   | 7,2            |
| 1.11 | GAŤAŽ/GARAGE                | 39,2           |

|                                                   |       |
|---------------------------------------------------|-------|
| CELKOVÁ UŽITNÁ PLOCHA 1.NP /<br>GROUND FLOOR AREA | 130,2 |
|---------------------------------------------------|-------|

|      |                                         |      |
|------|-----------------------------------------|------|
| 1.12 | CELKOVÁ PLOCHA TERASY /<br>TERRACE AREA | 29,2 |
|------|-----------------------------------------|------|

|      |                             |      |
|------|-----------------------------|------|
| 2.01 | PROSTOR SCHODIŠTE/STAIRCASE | 8,1  |
| 2.02 | CHODBA/HALL                 | 6,2  |
| 2.03 | LOŽNICE/BEDROOM             | 15,5 |
| 2.04 | LOŽNICE/BEDROOM             | 16,7 |
| 2.05 | KOUPELNA/BATHROOM           | 7,9  |
| 2.06 | KOUPELNA/BATHROOM           | 6,3  |
| 2.07 | LOŽNICE/BEDROOM             | 19,1 |
| 2.08 | ŠATNA/CLOAKROOM             | 3,3  |
| 2.09 | STUDIJSKA/STUDY             | 8,1  |
| 2.10 | TERASA/TERRACE              | 2,1  |
| 2.11 | BALKON/BALCONY              | 1,2  |
| 2.12 | BALKON/BALCONY              | 1,2  |
| 2.13 | TERASA/TERRACE              | 7,2  |
| 2.14 | BALKON/BALCONY              | 1,2  |

CELKOVÁ UŽITNÁ PLOCHA 2.NP /  
FIRST FLOOR AREA 102,1

|                       |       |
|-----------------------|-------|
| TOTAL FLOOR AREA      | 288,5 |
| CELKOVÁ UŽITNÁ PLOCHA |       |