



 Ke Kovárně, Tuchoměřice, Praha-západ, Central Bohemia



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

## About real estate

We are introducing a new chamber development project Kněžívka, the first apartment house in Tuchoměřice, Prague-West. Kněžívka is the oldest place in this village near the border of Prague 6. The history of the location dates from 1301, although archaeological excavations from Tuchoměřice and surroundings are extremely rich and confirm that this area was already part of pre-historical most populated region of Bohemia. Perhaps it was because a good configuration of the terrain, close distance to Vlava river, long distance trades and a very favorable climate and fertile soil. Outside the area of Tuchoměřice, Tursko, Libčice, Únětice, Černovičky and almost all other municipalities around, have a deep and rich history and demonstrate the presence of settlements in the 4th century BC. Confirmation, that the location is predestined for a pleasant living.

In the nearby village there was a limestone mined in the Medieval times, specific 'gold' one, which was used as the basic building material for the construction of the Prague Castle and emerging communities west of Prague. Here, the majority of historical buildings and farms basis just from the local golden limestone. This modern apartment building reminds and respects this tradition.

### About the project

This residential building is designed to meet the demands of modern, comfortable living for families and individuals. The apartments are designed with large windows that generously illuminate interiors, high ceilings give a feeling of lightness and airiness. The house stands a little bit aside from the main municipal roads, the traffic behind trees does not disturb this quiet place in the countryside and old buildings. Its extension style and color of the facade with marl foundations and gable roof in terracotta color harmonizes with the surrounding nature and houses in neighborhood. Around the house there is a chamber

housing district gradually forming with a scenic park along the creek.

In the basement there are garages and cellars, in the first and second floor there are 12 apartments. Each of them is individually designed with a different classification and disposition. Apartments are furnished in a higher standard. Large windows illuminate interestingly designed apartments 1+kt and 2+kt and none of them are identical. Two of the largest apartments have terraces.

#### Advantages of living in this project

The advantage of living in the village Tuchoměřice is a beautiful surrounding countryside, interesting places and historical monuments - Okoř Castle, a Gothic church in Černovičky, with newly uncovered and restored medieval wall paintings, the rotunda from the 12th century in Přední Kopanina, also some places hidden and discreet, like artificially constructed grotto in the fields of the mid-nineteenth century standing behind the edge of Tuchoměřice, Pazderna. Such attractions are seating in a wide area.

For relaxation and sports there are equestrian centers in Tuchoměřice, Pazderna and Přední Kopanina enable stabling of horses and basic riding lessons, also biking and hiking trails, swimming pools in Suchdol in Prague 6, in Slaný and Kladno.

The greatest advantage is the close proximity of Prague 6 and excellent transport links to the metro stop. Social infrastructure in Tuchoměřice - post office, restaurants and shops, a school and a kindergarten, a cultural building. Everything else in the villages at Suchdol, Bubeneč and Dejvice. Option of larger purchases in Šestka near the airport and Lidl in Horoměřice. Tuchoměřice is located about 2 minutes by car from the Václav Havel International Airport.