



PREPARING: For sale studio 2+kk with terrace, 70 sqm, Kostelec nad Černými lesy



70 m² Červený dub, Kostelec nad Černými lesy, Praha-východ, Central Bohemia under preparations



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

| | | | |
|------------------------------------|--|-------------|---------------------------|
| Order number | ČD-3D | Price | under preparations |
| Address | Červený dub, Kostelec nad Černými lesy, Praha-východ, Central Bohemia | Type | Apartments |
| Disposition | 2 + kitchenette | Usable area | 70 m² |
| Floor area | 55 m² | Low energy | No |
| Energy performance of the building | B - Very economical | Floor | 1st floor |
| Terrace | 15 m² | | |

About real estate

The offered apartment is located on the first floor of house No. 3 and will be part of the second phase of construction of the 3rd stage of the project Červený dub, in Kostelec nad Černými lesy. A total of 5 chamber houses, each with only four units, will be built within this phase.

The project is therefore an excellent solution for those who prefer a quieter and healthier lifestyle close to nature with good access to larger cities. There is a beautiful undulating forest landscape around the project, and you can reach Prague or Říčany or Český Brod in a few tens of minutes by car or bus, or even by train. A great advantage of the project houses is self-sufficiency in electricity production. All the houses have a system of roof photovoltaic panels, and the energy produced is stored in a battery so that it can be used in times without sunshine. The energy performance of the building is B - very energy efficient.

The studio 2+kt with a terrace and is situated on the 1st floor of the house. The total usable area is 54.76 sqm plus 15.4 sqm of terrace oriented to the W. The layout of the apartment is very practical, all rooms have a separate entrance. From the vestibule with storage space one enters the bathroom with shower and space for washing machine and dryer. There is also a living room with preparation for the kitchen and exit to the spacious terrace. There is another smaller room attached to the living room, which can serve as a storage room or as a small study or dressing room. In the bedroom there is space for a built-in wardrobe or a smaller workstation.

The house will be built of porous concrete blocks YTONG Statik PD 250 mm, will be insulated, plastic windows with triple glazing and preparation for blinds. The garden will be fenced and there will be an accumulation pit for rainwater. The house will be secured with Jablotron system. Heating is electric, underfloor. The source of electricity are own photovoltaic panels on the roof of the house (for 4 apartments) Water heating by storage heater OKC 120. The apartment also has a recuperation unit installed in the ceiling. A sewage connection will be prepared for each house, after the municipal sewage treatment plant is capped, a reconnection will take place. At this time, the wastewater will be discharged into two sewage sumps with a total volume of 20 m³.

The picturesque town of Kostelec nad Černými lesy has complete civic amenities and allows comfortable family living in close proximity to nature. You will find here schools, kindergartens, the Czech University of Life Sciences, doctors, pharmacies, supermarkets, post office, bank, restaurants, hairdresser and veterinary surgery. Excellent transport accessibility to Prague - by car 30 min. to Černý Most or 50 min. to the center of Prague, regular bus connection to the metro station Háje. The train station in Cesky Brod is about 7 min. away by car. Kostelec nad Černými lesy is surrounded by forests, which offer the possibility of recreation, hiking and mushroom picking. The nearby natural swimming pool Vyžlovka is an ideal place for relaxation in nature, with a beautiful view of the forests of the Voděradské bučiny National Nature Reserve. There are many associations, organisations and sports clubs in the town and golfers will appreciate the nearby 18-hole Molitorov golf course.

| The order | Layout | Floor | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price |
|-----------|-----------------|--------------|--------------------|--------------------|-----------------------------|---------------------------|--------------------|
| ČD-3A | 4 + kitchenette | ground floor | 122 m ² | 102 m ² | 20 m ² / No / No | Yes (323 m ²) | under preparations |
| ČD-3B | 4 + kitchenette | ground floor | 122 m ² | 102 m ² | 20 m ² / No / No | Yes (351 m ²) | under preparations |
| ČD-3C | 2 + kitchenette | 1st floor | 70 m ² | 55 m ² | 15 m ² / No / No | No | under preparations |
| ČD-3D | 2 + kitchenette | 1st floor | 70 m ² | 55 m ² | 15 m ² / No / No | No | under preparations |
| ČD-4A | 4 + kitchenette | ground floor | 122 m ² | 102 m ² | 20 m ² / No / No | Yes (341 m ²) | 8 990 000 CZK |
| ČD-4B | 4 + kitchenette | ground floor | 122 m ² | 102 m ² | 20 m ² / No / No | Yes (363 m ²) | 8 990 000 CZK |
| ČD-4C | 2 + kitchenette | 1st floor | 70 m ² | 55 m ² | 15 m ² / No / No | No | RESERVED |
| ČD-4D | 2 + kitchenette | 1st floor | 70 m ² | 55 m ² | 15 m ² / No / No | No | 5 890 000 CZK |
| ČD-5A | 4 + kitchenette | ground floor | 122 m ² | 102 m ² | 20 m ² / No / No | Yes (421 m ²) | 9 380 000 CZK |
| ČD-5B | 4 + kitchenette | ground floor | 122 m ² | 102 m ² | 20 m ² / No / No | Yes (420 m ²) | RESERVED |
| ČD-5C | 2 + kitchenette | 1st floor | 70 m ² | 55 m ² | 15 m ² / No / No | No | SOLD |
| ČD-5D | 2 + kitchenette | 1st floor | 70 m ² | 55 m ² | 15 m ² / No / No | No | 5 890 000 CZK |