



74 m<sup>2</sup> Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 6 201 740 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>K214</b>	Price	<b>6 201 740 CZK</b>
Address	<b>Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>74 m<sup>2</sup></b>
Floor area	<b>53 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>1st floor</b>	Parking	<b>Yes</b>
Balcony	<b>15 m<sup>2</sup></b>	Cellar	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer exclusively for sale an apartment in Residence Nad Černými lesy in Kostelec. Apartment 2+kt with a floor area of 57 sqm is located on the first floor, and it has a balcony (15 sqm). It is oriented to the south-east side and its layout includes a living room connected to the kitchen and with access to the balcony, as well as a bedroom, a storage room, a bathroom and a separate toilet. The apartment is generously glazed with French windows. The apartment also includes a cellar (2.1 sqm) and a parking space. Parking space is not included in the price of the apartment, the price is from 165.000 CZK without VAT (depending on the type of parking).

The construction of the residence started in September 2022 and the planned completion is in October 2023. It will be realized with quality materials such as brick (Porotherm) and locally supplemented with reinforced concrete structures.

The house will have a wheelchair accessible lift, cellars and parking spaces on the plot, both covered and open. The apartments will also satisfy with their equipment. There are windows with triple glazing, high-quality plastic, fitted with a sub-wall preparation for the installation of external blinds; and cooling by means of an air-water heat pump are already installed as standard. The doors are paneled, folding, and the entrance doors are security. On the floors is laid designer vinyl, in the corridors and bathrooms quality tiles. On the balconies and terraces, tiles on targets or wood-plastic planks, railings are made of safety glass in frames in the color of hot-dip galvanized steel in anthracite paint. Heating of the house and hot water is provided by air-water heat pumps.

The town of Kostelec nad Černými lesy provides everything you need for a comfortable life. You will find here all civic amenities (schools, kindergartens, doctors including veterinary, restaurants, supermarkets, post office, bank, etc.), great transport accessibility to Prague - 30 min by car to Černý Most station, 49 min by car to the center of Prague, 30 min by bus to Háje station. A great advantage is also the beautiful surrounding nature and the possibility of sports activities. Nearby there are, for example, the Voděradské bučiny (popular with mushroom pickers or lovers of long walks), the natural swimming pool at Vyžlovka Jevanosko, the valley of Šembery or Jevanosko, where you can go on foot or even by bike. Not far from Kostelec, golf enthusiasts will also enjoy the 18-hole Molitorov golf course.

The visuals are for illustrative purposes only.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
K101	2 + kitchenette	ground floor	97 m <sup>2</sup>	55 m <sup>2</sup>	No / No / No	Yes (35 m <sup>2</sup> )	7 333 567 CZK
K102	1 + kitchenette	ground floor	58 m <sup>2</sup>	33 m <sup>2</sup>	No / No / No	Yes (21 m <sup>2</sup> )	4 560 188 CZK
K103	2 + kitchenette	ground floor	96 m <sup>2</sup>	56 m <sup>2</sup>	No / No / No	Yes (34 m <sup>2</sup> )	7 355 904 CZK
K104	2 + kitchenette	ground floor	154 m <sup>2</sup>		No / No / No	Yes (95 m <sup>2</sup> )	SOLD
K105	4 + kitchenette	ground floor	209 m <sup>2</sup>	77 m <sup>2</sup>	No / No / No	Yes (124 m <sup>2</sup> )	13 533 264 CZK
K106	3 + kitchenette	ground floor	121 m <sup>2</sup>	64 m <sup>2</sup>	No / No / No	Yes (51 m <sup>2</sup> )	8 916 413 CZK
K107	3 + kitchenette	ground floor	121 m <sup>2</sup>		No / No / No	Yes (51 m <sup>2</sup> )	SOLD
K108	3 + kitchenette	ground floor	122 m <sup>2</sup>	68 m <sup>2</sup>	No / No / No	Yes (47 m <sup>2</sup> )	9 242 121 CZK
K109	3 + kitchenette	ground floor	179 m <sup>2</sup>	70 m <sup>2</sup>	No / No / No	Yes (102 m <sup>2</sup> )	11 772 844 CZK
K110	2 + kitchenette	ground floor	73 m <sup>2</sup>	43 m <sup>2</sup>	No / No / No	Yes (24 m <sup>2</sup> )	6 089 599 CZK
K211	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	No / 9 m <sup>2</sup> / No	No	6 190 450 CZK
K212	1 + kitchenette	1st floor	39 m <sup>2</sup>	33 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	3 886 477 CZK
K213	2 + kitchenette	1st floor	71 m <sup>2</sup>	56 m <sup>2</sup>	No / 9 m <sup>2</sup> / No	No	6 251 767 CZK
K214	2 + kitchenette	1st floor	74 m <sup>2</sup>	53 m <sup>2</sup>	No / 15 m <sup>2</sup> / No	No	6 201 740 CZK
K215	4 + kitchenette	1st floor	106 m <sup>2</sup>	77 m <sup>2</sup>	No / 21 m <sup>2</sup> / No	No	9 058 025 CZK
K216	3 + kitchenette	1st floor	81 m <sup>2</sup>	64 m <sup>2</sup>	No / 11 m <sup>2</sup> / No	No	7 151 807 CZK
K217	3 + kitchenette	1st floor	76 m <sup>2</sup>	64 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	6 966 106 CZK
K218	3 + kitchenette	1st floor	85 m <sup>2</sup>	68 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	7 635 625 CZK
K219	3 + kitchenette	1st floor	92 m <sup>2</sup>	70 m <sup>2</sup>	No / 16 m <sup>2</sup> / No	No	7 972 526 CZK
K220	2 + kitchenette	1st floor	59 m <sup>2</sup>	43 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	5 439 936 CZK
K221	2 + kitchenette	1st floor	138 m <sup>2</sup>	59 m <sup>2</sup>	No / 14 m <sup>2</sup> / No	Yes (58 m <sup>2</sup> )	9 729 248 CZK
K222	3 + kitchenette	1st floor	151 m <sup>2</sup>	64 m <sup>2</sup>	No / 15 m <sup>2</sup> / No	Yes (65 m <sup>2</sup> )	10 585 247 CZK
K323	3 + kitchenette	2nd floor	100 m <sup>2</sup>	72 m <sup>2</sup>	No / 20 m <sup>2</sup> / No	No	8 497 854 CZK
K324	2 + kitchenette	2nd floor	62 m <sup>2</sup>	45 m <sup>2</sup>	No / 12 m <sup>2</sup> / No	No	5 261 795 CZK
K325	4 + kitchenette	2nd floor	178 m <sup>2</sup>		80 m <sup>2</sup> / No / No	No	SOLD
K326	3 + kitchenette	2nd floor	76 m <sup>2</sup>	64 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	7 198 032 CZK
K327	3 + kitchenette	2nd floor	81 m <sup>2</sup>	64 m <sup>2</sup>	No / 11 m <sup>2</sup> / No	No	7 151 807 CZK
K328	3 + kitchenette	2nd floor	82 m <sup>2</sup>	68 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	7 476 640 CZK
K329	3 + kitchenette	2nd floor	101 m <sup>2</sup>	70 m <sup>2</sup>	No / 24 m <sup>2</sup> / No	No	8 354 879 CZK
K330	2 + kitchenette	2nd floor	59 m <sup>2</sup>	43 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	5 454 131 CZK
K331	2 + kitchenette	2nd floor	80 m <sup>2</sup>	59 m <sup>2</sup>	No / 14 m <sup>2</sup> / No	No	6 827 219 CZK
K332	3 + kitchenette	2nd floor	90 m <sup>2</sup>	64 m <sup>2</sup>	No / 20 m <sup>2</sup> / No	No	7 545 694 CZK