



🏠 121 m<sup>2</sup> 📄 Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>K107</b>	Price	<b>Sold</b>
Address	<b>Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>121 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Garden area	<b>51 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>ground floor</b>
Parking	<b>Yes</b>	Cellar	<b>1 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. Spacious apartment 3 + kk with a floor area of 68,5 m<sup>2</sup> is located on the ground floor, and it has a garden (51,3 m<sup>2</sup>). It is oriented to the west side and its layout includes a living room connected to the kitchen, as well as a bedroom, another separate room, a storage room, a bathroom and a separate toilet. The apartment is generously glazed with French windows and all living rooms have access to the garden. The apartment also includes a cellar (1.7 m<sup>2</sup>) and a parking space. Parking space is not included in the price of the apartment.

The project is already completed, approved and ready to move in.

The project is made of quality materials such as Porotherm masonry, locally supplemented with reinforced concrete structures. The house has a wheelchair 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; on the 3rd floor, horizontal aluminium 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	Terrace / Balcony / Loggia	Garden	Price
K104	2 + kitchenette	ground floor	154 m <sup>2</sup>	No / No / No	Yes (95 m <sup>2</sup> )	SOLD
K107	3 + kitchenette	ground floor	121 m <sup>2</sup>	No / No / No	Yes (51 m <sup>2</sup> )	SOLD
K325	4 + kitchenette	2nd floor	178 m <sup>2</sup>	80 m <sup>2</sup> / No / No	No	SOLD