



74 m<sup>2</sup> | Nalžovice, Oboz, Příbram, Central Bohemia | 9 890 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
LEASE SPECIALIST

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

Order number	<b>N7057</b>	Price	<b>9 890 000 CZK</b>
Address	<b>Nalžovice, Oboz, Příbram, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Cabin</b>	Usable area	<b>74 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>629 m<sup>2</sup></b>
Device	<b>Yes</b>	Parking	<b>1</b>
Terrace	<b>Yes</b>		

## About real estate

We offer for sale a luxuriously equipped air-conditioned two-storey cottage in close proximity to the Slapy water reservoir in the village of Oboz. The cottage has a plot of 629 m<sup>2</sup> with its own reserved parking space.

On the ground floor there is a spacious kitchenette connected to the living room with a total area of 25 m<sup>2</sup>. The ground floor also includes a bathroom of 4 m<sup>2</sup>. The second floor has two attic rooms. The first room has an area of 13.5 m<sup>2</sup> and the second 8.4 m<sup>2</sup>, which provides enough space for comfortable living.

The cottage is finished in a modern, tastefully minimalist design that allows for low-cost, low-maintenance living. The material solution combines wooden facade cladding, large-format glazing on the front facades and Bonn shingle roofing. The moderate design draws on natural materials and relates to the surrounding nature. The large-format windscreens allow for perfect interior lighting and open views of the surroundings, giving residents the comforting feeling that they are a natural part of nature at home.

Oboz is a picturesque village in the Přebíram district, in the Central Bohemian Region, approximately 3.5 km northwest of the village of Nalžovice. The location is close to the famous Slapy water reservoir, which makes it an ideal place for nature and water sports lovers. The Slapy reservoir is a popular place for swimming, fishing, sailing and other outdoor activities. The surrounding forests and nature trails are perfect for hiking and cycling.

This unique property is therefore a great choice for those looking for a quiet place to relax with ample opportunities for recreational activities in close proximity to nature.

For more information about the property or to arrange a viewing, please contact us.