



🏠 168 m<sup>2</sup> 📄 Borek, Praha-východ, Central Bohemia 🏠 19 990 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7064</b>	Price	<b>19 990 000 CZK</b>
Address	<b>Borek, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>168 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>943 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>A - Extremely economical</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We offer exclusively for sale a ground-floor low-energy family house, which has a layout of 3+kt and was approved in 2016. This minimalist modern house offers advanced technology with an emphasis on low running costs and superior interior features.

The total usable area of the house is 168 sqm and the area of the entire plot is 943 sqm.

Energy label of the house - A.

The property offers a two bedroom layout and its total living area is 125 sqm and the garage for two cars is 44 sqm. The ground-floor barrier-free house has a spacious entrance hall (8 sqm), from which there is direct access to the garage and also to a practically designed dressing room (3 sqm) and a separate toilet. The separation of the hall and the living room is solved by sliding glass doors, thus ensuring light and preserving the open space. The living room with kitchenette and dining room (55 sqm) is very airy, spacious and thanks to the large-format HS portal windows allows a wonderful view of the beautiful park-like landscaped garden. The generous master bedroom (20 sqm) has windows facing the garden and includes a dressing room (6 sqm). Another room (13 sqm) serves as a study and guest room. The bathroom (7.5 sqm) with a large shower, two sinks, toilet and bidet is separated from the hallway by a milk glass door. The bathroom is connected to the technical and cleaning room (6.8 sqm).

The layout of the house 3+kt, can be easily changed to 4+kt. Another possibility is to use the attic space, which can be used to gain 80 sqm.

Throughout the house, the flooring is designed with large-format travertine tiles. The interior is designed with design elements, the doors are at an extra height of 240 cm, there are curtain rails in the suspended ceiling, central vacuum cleaner, aluminium HS portal - triple glazing, aluminium blinds in the front windows (living room + bedroom), wood-burning fireplace in the living room, recuperation, security entrance door, preparation for security system, el. Gate, electric garage door. Kitchen with Siemens appliances - oven, microwave, coffee machine, dishwasher, fridge. The heating of the house is underfloor, provided by ground - water heat pump Acond. The property is built of lime-sand brick, insulation is solved with polystyrene (320 mm) and the roof is metal roofing. The house has its own well to which it is connected and there is also an automatic irrigation system for the garden. The covering of the terrace is wood, the shading is solved by design skylights. In the garden there is an above ground swimming pool, garden shower and the paths are made of granite blocks.

The village of Borek is located in a pleasant area of Prague - East, with good access to the center of Prague, but also to Brandýs nad Labem or Stará Boleslav.

The surrounding area offers great opportunities for sports, fishing, swimming, cycling, golf, beautiful forests. In the village there is a multi-purpose playground, restaurant, shop.