



🏠 297 m<sup>2</sup> 📄 K Parku, Předboj, Praha-východ, Central Bohemia 🏠 36 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |  |               |                          |
|------------------------------------|--|---------------|--------------------------|
| Order number                       | <b>N6948</b>   | Price         | <b>36 500 000 CZK</b>    |
| Address                            | <b>K Parku, Předboj, Praha-východ, Central Bohemia</b> | Type          | <b>Houses</b>            |
| Category                           | <b>Family House</b>                                    | Usable area   | <b>297 m<sup>2</sup></b> |
| Number of rooms                    | <b>5 and more rooms</b>                                | Land area     | <b>922 m<sup>2</sup></b> |
| Built up area                      | <b>143 m<sup>2</sup></b>                               | Garden area   | <b>779 m<sup>2</sup></b> |
| Energy performance of the building | <b>B - Very economical</b>                             | Device        | <b>Yes</b>               |
| Parking                            | <b>5</b>   | Loggia        | <b>12 m<sup>2</sup></b>  |
| Terrace                            | <b>82 m<sup>2</sup></b>                                | Swimming pool | <b>Yes</b>               |
| Lift                               | <b>No</b>  |               |                          |

## About real estate

We exclusively offer for sale a luxury family house 6+kt, which was approved in 2022 and is part of the development project Březový háj. The house meets all the parameters for modern, design living and using the latest technologies ensures the requirements of a low-energy house. The total usable area of the house is 297 sqm and the area of the entire plot is 922 sqm.

On the 1st floor there is a spacious hallway with built-in wardrobes, a guest room (12 sqm), a bathroom with shower and toilet, a utility room and an elegant minimalist kitchen with dining area (27 sqm), which is connected to a light-filled living room with fireplace (38.5 sqm). The living room has access to the terrace, which has a bioclimatic pergola with LED lighting installed on the western part. The entire 1st floor has Italian large format tiles 90x90cm.

The 2nd floor offers a generous bedroom (20 sqm) with glazing up to the gable of the house and a HS portal that allows access to the loggia ( 11,6 sqm) with beautiful views. The bedroom includes a bathroom ( 10,6 sqm) with bath, shower, two sinks and separate toilet. Upstairs there are three more bedrooms, adjoined by another bathroom with bath, shower, two sinks and toilet.

There is covered parking for two cars at the house and additional parking for three cars on the property. The garden is completely realized, laid grass carpet, planted trees and shrubs. At the house there is a Desjoyaux pool 7x3 m with top of the range Alukov roofing. The house has a stone cladding facade combined 2nd floor with cladding. The cladding consists of Porotherm brick blocks (44 Profi), the partitions of brick Porotherm Wienerberger. Roof Ruukki Classic - a high-end steel roof, whose profile resembles traditional folded roofing. The windows on the front of the house on both floors are aluminium (HS portal), the other windows are triple glazed, high quality plastic in anthracite in the tone of the roof and all windows have aluminium roller shutters operated by LOXONE. Interior design doors with JAP smoked glass and Prüm frameless doors, entrance doors in aluminium glazed, anthracite, triple glazed. Heating and cooling of the house by Vaillant heat pump (ground - water) with integrated hot water tank. Underfloor heating and cooling Rehau. Energy class of the house is B - very economical. There is a rainwater retention tank in the garden.

The equipment of the house includes a smart home LOXONE, security system Jablotron, camera system, audio system Sonos with ceiling speakers, TV Sony, customized kitchen with built-in appliances AEG, wine cellar Miele, American refrigerator with ice maker Samsung, washing machine and dryer AEG, water filter for the whole house BWT, filtration unit for tap faucet enriched with minerals (zinc + magnesium), Kave Home armchairs, Natuzzi sofa set, solid wood dining table, customized bathroom furniture, customized wardrobe in the bedroom with smoked glass and interior lighting, bed with top quality Pikolin 2x2m mattress, built-in wardrobes in the hallway, etc.

Accessibility to the center of Prague is within 30 minutes.