



🏠 239 m² 📍 K Parku, Předboj, Praha-východ, Central Bohemia 💰 29 990 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	BH-6	Price	29 990 000 CZK
Address	K Parku, Předboj, Praha-východ, Central Bohemia	Type	Houses
Category	Family House	Usable area	239 m²
Number of rooms	5 and more rooms	Land area	921 m²
Floor area	204 m²	Garden area	748 m²
Energy performance of the building	B - Very economical	Device	Partly
Parking	4	Loggia	14 m²
Terrace	100 m²	Swimming pool	Yes
Lift	No		

About real estate

We offer exclusively for sale a family house 6+kt, from the first stage of the successful development project Březový háj. The low-energy new building offers superior amenities, heat pump, heat recovery, smart home control and a beautiful garden with outdoor saltwater pool. The house has a total usable area of 239.1 sqm, a plot of 921 sqm and a terrace of 100 sqm.

On the 1st floor there is a hallway with built-in wardrobes (12,4 sqm), a bathroom with shower and toilet, a guest room (12 sqm), a utility room, a spacious kitchen (12,5 sqm) with dining room (14,1 sqm) , which is connected to an airy living room (37,3 sqm) with access to the terrace and the adjoining garden. On the 2nd floor is the master bedroom (18,9 sqm) with a generous bathroom (12,4 sqm) with bath, shower, two sinks and separate toilet. From this bedroom there is access to the loggia (14,4 sqm) which offers a wonderful view. There are also three more spacious bedrooms which share a bathroom with a bath, shower, two washbasins and a toilet.

On the property there is a covered parking space for two cars, a preparation for charging the electric car and a parking space for two more cars. The beautiful garden, designed by landscape architects, has a grass carpet with automatic irrigation, trees, shrubs, herbs. It also includes a Desoyaux pool 8x4 meters, with salt water. The pool has a heat pump and solinator - water treatment is automatic, lighting, counter-current and Alukov roofing. Comfortable seating with space for sun loungers, offers a 100 sqm large terrace WPC Silvadec, of which 14,4 sqm terrace is covered. Behind the house there is a brick garden house, which is insulated and lined with stone like the house.

The house is built of high quality materials. Stone cladding on the facade and textured plaster. The shell is made of POROTHERM brick blocks (38T filled with wool), the partitions are brick Porotherm Wienerberger. Ruukki Classic roof - a high-end steel roof with an unusual appearance, whose profile is reminiscent of traditional corrugated roofing. The windows on the front of the house on both floors are aluminum (HS portal), the other windows are triple glazed, high quality plastic in anthracite in the tone of the roof and on all windows there are aluminum blinds operated by LOXONE. Interior white doors by Prüm, entrance door made of aluminium glazed, anthracite, triple glazed.

Part of the equipment of the house is a kitchen Sedlak interior with stone countertop Nero, built-in refrigerator and freezer, appliances Gaggenau - hob and hood. Dishwasher, oven - kettle, coffee machine and microwave from Miele. Villeroy Boch bathroom fittings - baths, washbasins and toilets, Steinberg taps. In the 1st floor there are large-format tiles and in the 2nd floor there are laid wooden three-layer flooring Oak rustic Authentik, natural, brushed, oil finish, from Meister. The house is also equipped with Smart Home system by LOXONE, air recuperation, plaster plaster, gabion fencing. Heating and cooling of the house by Vaillant heat pump (ground - water) with integrated hot water tank. Rehau underfloor heating and cooling. Energy class of the house is B - very economical. There is a rainwater retention tank in the garden. There is a camera system LOXONE, Jablotron, doorman with camera. The entrance gate is electrically operated with remote control.

The location of Předboje is sought after for its proximity to Prague and at the same time the surrounding nature with ponds and forests for walking, cycling or fishing. There is also a nine-hole public golf course Yard Resort with a restaurant, café and hotel, as well as a children's playground and a multi-purpose sports complex. Accessibility to Prague is excellent. The village of Předboj lies 16 km north of the centre of Prague, 7 km from the capital city border, 10 minutes to OC and metro Letňany. In the centre of Předboj there is a general practitioner's office and a kindergarten, a primary school and another OV is in nearby Líbeznice.