



🏠 302 m<sup>2</sup> 📄 Malostranská, Velké Popovice, Praha-východ, Central Bohemia 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                  |   |                                    |                                 |
|------------------|---|------------------------------------|---------------------------------|
| Order number     | <b>PO-1</b>   | Price                              | <b>Sold</b>                     |
| Address          | <b>Malostranská, Velké Popovice, Type Praha-východ, Central Bohemia</b> |                                    | <b>Houses</b>                   |
| Category         | <b>Family House</b>   | Usable area                        | <b>302 m<sup>2</sup></b>        |
| Number of rooms  | <b>5 and more rooms</b>   | Offer status                       | <b>Sold</b>                     |
| Land area        | <b>1 001 m<sup>2</sup></b>  | Garden area                        | <b>843 m<sup>2</sup></b>        |
| Low energy       | <b>Yes</b>  | Energy performance of the building | <b>A - Extremely economical</b> |
| Number of floors | <b>2</b>  | Number of underground floors       | <b>2</b>                        |
| Garage           | <b>1</b>  | Terrace                            | <b>50 m<sup>2</sup></b>         |
| Lift             | <b>No</b>   |                                    |                                 |

## About real estate

We exclusively offer for sale a low-energy family house 6+kt in a chamber project Malostranská in Velke Popovice. The project is beautifully surrounded by nature and imaginatively set in the rugged terrain, offering beautiful views and privacy. It is a collection of four family houses that have south-west facing gardens, generous spaces with an emphasis on plenty of daylight, terraces and garages for two cars. The architect of the project Ing.arch. Pavel Fanta created modern family housing in a natural oasis, with an emphasis on low operating costs and ecology.

RD 1 is a two-storey with a layout of 6+kt, with a total floor area of 301.52 sqm and a plot of 1001 sqm . On the ground floor there is a spacious vestibule with a corridor (22.5 sqm ), where a large space for the installation of wardrobes is planned, a garage for two cars with direct access to the corridor, a bathroom with shower and toilet, a utility room with heat pump and space for washing machine and dryer. The entrance to the luminous living room with kitchen (57.6 sqm) is beautifully separated by the use of multi-level space. From the living room there is access to the terrace and also to the bedroom or guest room (22.4 sqm), which is adjacent to the living room.

On the 1st floor there is the master bedroom (23.4 sqm) with a bathroom that offers a free standing bath, shower, toilet (7.9 sqm) and a separate dressing room (6.3 sqm). There are also two large bedrooms that have access to the balcony, a study (20.4 sqm) and a hallway (22.5 sqm) that also has access to the balcony and the possibility of a pleasant sitting area.

The house is brick - Porotherm perimeter masonry, concrete slab, ceiling reinforced concrete slab, roof reinforced concrete monolithic slab, roofing made of PVC foil filled with duck.

The heating of the house is provided by an air-water heat pump, underfloor heating, wooden windows with triple glazing and with preparation for front window blinds. The front door is wooden, interior CPL laminate solid or glazed. Floors are wooden or vinyl Thermofix ART, ceramic tiles, concrete tiles on terraces. In the bathrooms ceramics on the Vitra Shift plate, Hansgrohe faucets, freestanding bathtub, walk-in showers, heating ladders. Preparation for air conditioning in all living rooms. Entrance sliding gate with remote control, el. Operated garage door.

The standard of the house is a photovoltaic power plant on the roof of the house.

The village of Velké Popovice is located in the district of Prague-East, less than 18 km from Prague. A huge advantage of the village is its proximity to the D1 motorway, which you can connect to after only three kilometres by car.

In the village there is a well-known Velkopopovický brewery, kindergarten and school, general practitioner and pediatrician's office, several shops and restaurants, gas station, post office or pharmacy, simply everything you need for a happy life.

| The order | Layout           | Usable area        | Living area        | Terrace / Balcony / Loggia  | Land                 | Price          |
|-----------|------------------|--------------------|--------------------|-----------------------------|----------------------|----------------|
| PO-1      | 5 and more rooms | 302 m <sup>2</sup> |                    | 50 m <sup>2</sup> / No / No | 1 001 m <sup>2</sup> | SOLD           |
| PO-2      | 5 and more rooms | 302 m <sup>2</sup> |                    | 50 m <sup>2</sup> / No / No | 1 001 m <sup>2</sup> | SOLD           |
| PO-3      | 5 and more rooms | 400 m <sup>2</sup> | 350 m <sup>2</sup> | 50 m <sup>2</sup> / No / No | 1 069 m <sup>2</sup> | 29 980 000 CZK |
| PO-4      | 5 and more rooms | 400 m <sup>2</sup> | 350 m <sup>2</sup> | 50 m <sup>2</sup> / No / No | 1 331 m <sup>2</sup> | 33 800 000 CZK |