



🏠 602 m<sup>2</sup> 📄 Horňátecká, Předboj, Praha-východ, Central Bohemia 🏠 49 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                 |   |                                    |                            |
|-----------------|---|------------------------------------|----------------------------|
| Order number    | <b>BH-3</b>   | Price                              | <b>49 800 000 CZK</b>      |
| Address         | <b>Horňátecká, Předboj, Praha-východ, Central Bohemia</b> | Type                               | <b>Houses</b>              |
| Category        | <b>Villa</b>  | Usable area                        | <b>602 m<sup>2</sup></b>   |
| Number of rooms | <b>5 and more rooms</b>                                   | Land area                          | <b>1 250 m<sup>2</sup></b> |
| Built up area   | <b>293 m<sup>2</sup></b>                                  | Floor area                         | <b>375 m<sup>2</sup></b>   |
| Garden area     | <b>955 m<sup>2</sup></b>                                  | Energy performance of the building | <b>B - Very economical</b> |
| Device          | <b>No</b>   | Terrace                            | <b>91 m<sup>2</sup></b>    |
| Swimming pool   | <b>Yes</b>  |                                    |                            |

## About real estate

We offer a house in the 2nd stage of the Březový háj project. After the completion of the 1st stage, four more modern family houses with spacious plots, swimming pool and sunny gardens are starting to grow in the second stage of this desirable, interesting project near Prague. The houses are individually styled with their distinctive architecture and location. They are located on the western edge of the project area, each with its own access from the municipal road. The gardens have east and south facing sunlight, the houses are spacious, superbly laid out and illuminated by massive glazing. The ground floor of the house is connected to the terrace with swimming pool, the first floor of the house has a roof terrace. Completion of Phase II - winter 2024

The photos in the advert were taken in the neighbouring villa No.4, villa No.3 is similar and may differ with different decors in the bathrooms - see project standards.

House BH 3 is two-storey with a total area of 375,4 sqm. On the ground floor there is a garage for two cars, spacious storage room, laundry room, study with access to the terrace and pool, guest room with bathroom with shower, spacious dressing room and a generous living room of 84.7 sqm with flat glazing and views to the terrace, pool and garden.

On the 1st floor there are three bedrooms with three bathrooms, of which the parental one is a generous 30.9 sqm including a spacious bathroom and dressing room. The orientation of the bedrooms is S, E and W. The master bedroom is adjacent to the sunny roof terrace.

The house offers smart LOXONE control, heat recovery, heat pump heating. The front door and windows are aluminium in black, triple glazed. Heat is distributed by underfloor heating. The bathrooms have Villeroy&Boch sanitary ware, Steinberg faucets. In the ground floor there is a tile floor, in the 1st floor there is a wooden floor. The swimming pool has an area of 36 sqm. The facade of the house is designed with brick strips and wood cladding. The interior plaster is plaster. The garage door is Hormann brand, remote controllable. The plot is lined with gabion fencing. For more information, please contact our office.

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

| The order | Layout           | Usable area          | Living area        | Terrace / Balcony / Loggia   | Land                  | Price          |
|-----------|------------------|----------------------|--------------------|------------------------------|-----------------------|----------------|
| BH-1      | 5 and more rooms | 471 m <sup>2</sup>   | 399 m <sup>2</sup> | 96 m <sup>2</sup> / No / No  | 1 195 m <sup>2</sup>  | SOLD           |
| BH-2      | 5 and more rooms | 609 m <sup>2</sup>   | 409 m <sup>2</sup> | 103 m <sup>2</sup> / No / No | 1 140 m <sup>2</sup>  | 54 800 000 CZK |
| BH-3      | 5 and more rooms | 602 m <sup>2</sup>   | 375 m <sup>2</sup> | 91 m <sup>2</sup> / No / No  | 1 250 m <sup>2</sup>  | 49 800 000 CZK |
| BH-4      | 5 and more rooms | 551 m <sup>2</sup>   | 355 m <sup>2</sup> | 91 m <sup>2</sup> / No / No  | 1 219 m <sup>2</sup>  | 44 990 000 CZK |
| BH-ST     | 5 and more rooms | 1 800 m <sup>2</sup> |                    | No / No / No                 | 10 989 m <sup>2</sup> | on request     |