



🏠 551 m<sup>2</sup> 📍 Horňátecká, Předboj, Praha-východ, Central Bohemia 💰 44 990 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>BH-4</b>	Price	<b>44 990 000 CZK New discounted price until the end of January 2025!</b>
Address	<b>Horňátecká, Předboj, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>551 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 219 m<sup>2</sup></b>
Built up area	<b>293 m<sup>2</sup></b>	Garden area	<b>926 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 exclusively offer a low-energy villa 6+kt in the second stage of the project Březový háj. After the successful completion and sale of Phase I, four more modern villas with spacious plots, swimming pool and sunny gardens are starting to be built in Phase II of this desirable, interesting project near Prague. The villas are individually styled, differing in 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 enjoy east and south sunlight, the houses are spacious, superbly laid out, illuminated by massive glazing. The ground floor of the villa connects to the terrace with swimming pool, the first floor of the house has a roof terrace.

Completion of the second stage - winter 2024.

Immediately for moving in !

Villa BH 4 is a two-storey with a layout of 6+kt, with a total floor area of 356 sqm and with terraces of 90.7 sqm. On the ground floor there is a spacious garage (39,2 sqm) for two cars, a storage room (18,6 sqm), a hallway, a separate toilet, a utility room, a pantry, a study with access to the terrace and the pool, a guest room with a bathroom with shower, a spacious dressing room and a generous living room (84,7 sqm) with a kitchen that offers a flat glazed view of the terrace, the pool and the garden.

On the 1st floor there is a generous master bedroom (30.9 sqm) which also has its own living area, as well as a spacious dressing room, bathroom with both bath and shower and access to the sunny roof terrace. There are also two more large bedrooms and each of them has its own bathroom. The orientation of the bedrooms is south, east and west.

The villa offers garage parking for two cars and four outdoor parking spaces.

The standards of the villa include smart LOXONE control, Zehnder heat recovery, heating and cooling by ground - water heat pump, with integrated hot water tank. The front door and windows are aluminium in black, HS portal + front window blinds, triple glazing. Heat is distributed by underfloor heating, preparation for PV, preparation for car charging, retention tank. In the bathrooms there are Villeroy&Boch and Casabath sanitary ware, Steinberg faucets, free standing monolithic bath Casabath - Maui, heating ladders. Large format tiles are used in the 1st floor, wooden flooring in the 2nd floor, interior doors are custom made - oak veneer, sphereless with magnetic lock, plaster plaster. The size of the outdoor pool is 8x4 m. The Hörmann garage door is remote controlled. The facade of the house ground floor is in a combination of stone and white facade and the 1st floor is lined with wood. For more information, please contact our office. The house has an EZS Jablotron including cameras.

The location of Předboje is sought after for its proximity to Prague and 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 OV is 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	591 m <sup>2</sup>	399 m <sup>2</sup>	96 m <sup>2</sup> / No / No	1 140 m <sup>2</sup>	54 800 000 CZK
BH-3	5 and more rooms	552 m <sup>2</sup>	356 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>		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