



🏠 609 m<sup>2</sup> 📍 Horňátecká, Předboj, Praha-východ, Central Bohemia 💰 54 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>BH-2</b>	Price	<b>54 800 000 CZK</b>
Address	<b>Horňátecká, Předboj, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>609 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 140 m<sup>2</sup></b>
Built up area	<b>256 m<sup>2</sup></b>	Floor area	<b>409 m<sup>2</sup></b>
Garden area	<b>838 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Number of underground floors	<b>1</b>	Device	<b>No</b>
Terrace	<b>103 m<sup>2</sup></b>	Swimming pool	<b>Yes</b>

## About real estate

We exclusively offer a low-energy villa 7+kt in the second stage of the project Březový háj. After the successful completion and sale of Phase I, four more modern family villas in Phase II with spacious plots, swimming pool and sunny gardens are currently being completed. 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 villas are spacious, superbly laid out, 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 the second stage - winter 2024.

The house can also serve as a two-generation with a separate apartment unit.

Immediately for moving in !

The photos in the advert were taken in the neighbouring villa No. 4, villa No. 2 is similar and may differ with different decors in the bathrooms - see project standards.

Villa BH 2 is a three-storey villa with a layout of 7+kt, with a total floor area of 399 sqm and a plot of 1140 sqm. Villa BH 2 offers privacy due to its location on the edge of the project and is one of the larger villas of Phase II, as it is designed as a two-generation villa. On the ground floor there is a separate apartment unit 1+ bedroom, with a spacious bathroom with sauna, dressing room, storage room, laundry room, with a total area of 85.7 sqm and a terrace of 9.5 sqm. Thanks to its location on the recessed lowest floor of the house and exit to the garden, this unit can also be used as a separate study or wellness and relaxation area.

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

The villa standards include smart LOXONE control, Zehnder heat recovery, heating and cooling by ground-to-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 sanitary ware, Steinberg faucets, Villeroy&Boch Theano freestanding bathtub, heating ladders. In the 1st floor and 1st floor is used large-format tiles, in the 2nd floor wooden floor, interior doors are custom-made - oak veneer, fretless 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 in underground floor + ground floor is in a combination of stone and white facade and the 1st floor is covered with wood.

The Předboje location is sought after for its proximity to Prague and the surrounding nature with ponds. 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	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