



🏠 138 m² 📖 Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	K2-21	Price	Sold
Address	Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia	Type	Apartments
Disposition	2 + kitchenette	Usable area	138 m²
Offer status	Sold	Floor area	59 m²
Garden area	58 m²	Energy performance of the building	B - Very economical
Floor	1st floor	Parking	Yes
Balcony	14 m²	Cellar	Yes
Lift	Yes		

About real estate

We offer exclusively for sale an apartment in Residence Nad Černými lesy in Kostelec. The apartment 2+kt with a floor area of 63,6 sqm is located on the first floor, and it has balconies (14,6 sqm) and a garden (58,5 sqm). It is oriented to the east side and its layout includes a living room connected to the kitchen and with access to the balcony and garden, as well as a bedroom, a storage room, a bathroom and a separate toilet. The apartment is generously glazed with French windows. The apartment also includes a cellar (1.7 sqm) and a parking space. Parking space is not included in the price of the apartment, the price is from 165.000 CZK without VAT (depending on the type of parking).

The construction of the residence started in September 2022 and the planned completion is in October 2023. It will be realized with quality materials such as brick (Porotherm) and locally supplemented with reinforced concrete structures.

The house will have a wheelchair accessible lift, cellars and parking spaces on the plot, both covered and open. The apartments will also satisfy with their equipment. There are windows with triple glazing, high-quality plastic, fitted with a sub-wall preparation for the installation of external blinds; on the 3rd floor, horizontal aluminium external blinds and cooling by means of an air-water heat pump are already installed as standard. For the western apartments of the 1st and 2nd floor there is a preparation for air conditioning with the possibility of client change to a multisplit system. The doors are paneled, folding, and the entrance doors are security. On the floors is laid designer vinyl, in the corridors and bathrooms quality tiles. On the balconies and terraces, tiles on targets or wood-plastic planks, railings are made of safety glass in frames in the color of hot-dip galvanized steel in anthracite paint. Heating of the house and hot water is provided by air-water heat pumps.

The town of Kostelec nad Černými lesy provides everything you need for a comfortable life. You will find here all civic amenities (schools, kindergartens, doctors including veterinary, restaurants, supermarkets, post office, bank, etc.), great transport accessibility to Prague - 30 min by car to Černý Most station, 49 min by car to the center of Prague, 30 min by bus to Háje station. A great advantage is also the beautiful surrounding nature and the possibility of sports activities. Nearby there are, for example, the Voděradské bučiny (popular with mushroom pickers or lovers of long walks), the natural swimming pool at Vyžlovka Jevanosko, the valley of Šembery or Jevanosko, where you can go on foot or even by bike. Not far from Kostelec, golf enthusiasts will also enjoy the 18-hole Molitorov golf course.

The visuals are for illustrative purposes only.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
K2-21	2 + kitchenette	1st floor	138 m²	59 m²	No / 14 m² / No	Yes (58 m²)	SOLD