



## Sale of an apartment apartment 2+kt/B, 59,9 sqm, in a new residence in Kostelec nad Černými lesy, Prague-east



🏠 59 m<sup>2</sup> 📄 Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 📅 Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>RK3-30</b>	Price	<b>Reserved</b>
Address	<b>Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>59 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Floor area	<b>43 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>2nd floor</b>	Parking	<b>Yes</b>
Balcony	<b>10 m<sup>2</sup></b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer exclusively for sale a studio apartment in Residence Nad Černými lesy in Kostelec. Spacious apartment 2+kt with a floor area of 47 sqm is located in second floor, and it has a balcony (10,9 sqm). It is oriented to the north side and its layout includes a living room connected to the kitchen, a bedroom, a pantry, a bathroom and a separate toilet. The apartment is generously glazed with French windows and all living rooms have access to the garden. The apartment also includes a cellar (2,1 sqm) and a parking space. The parking space is not included in the price of the apartment, the price is from 95.200 CZK to 238.000 CZK (depending on the type of parking).

The construction of the residence will start in spring 2021 and will be completed in winter 2022. 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	Living area	Terrace / Balcony / Loggia	Garden	Price
RK1-01	2 + kitchenette	ground floor	55 m <sup>2</sup>	No / No / No	Yes (35 m <sup>2</sup> )	SOLD
RK1-02	1 + kitchenette	ground floor	33 m <sup>2</sup>	No / No / No	Yes (21 m <sup>2</sup> )	SOLD
RK1-03	2 + kitchenette	ground floor	56 m <sup>2</sup>	No / No / No	Yes (34 m <sup>2</sup> )	SOLD
RK1-04	2 + kitchenette	ground floor	53 m <sup>2</sup>	No / No / No	Yes (95 m <sup>2</sup> )	SOLD
RK1-05	4 + kitchenette	ground floor	77 m <sup>2</sup>	No / No / No	Yes (124 m <sup>2</sup> )	SOLD
RK1-06	3 + kitchenette	ground floor	64 m <sup>2</sup>	No / No / No	Yes (51 m <sup>2</sup> )	RESERVED
RK1-07	3 + kitchenette	ground floor	64 m <sup>2</sup>	No / No / No	Yes (51 m <sup>2</sup> )	SOLD
RK1-08	3 + kitchenette	ground floor	68 m <sup>2</sup>	No / No / No	Yes (47 m <sup>2</sup> )	RESERVED
RK1-09	3 + kitchenette	ground floor	70 m <sup>2</sup>	No / No / No	Yes (102 m <sup>2</sup> )	RESERVED
RK1-10	2 + kitchenette	ground floor	43 m <sup>2</sup>	No / No / No	Yes (24 m <sup>2</sup> )	SOLD
RK2-11	2 + kitchenette	1st floor	55 m <sup>2</sup>	No / 9 m <sup>2</sup> / No	No	SOLD
RK2-12	1 + kitchenette	1st floor	33 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
RK2-13	2 + kitchenette	1st floor	56 m <sup>2</sup>	No / 9 m <sup>2</sup> / No	No	SOLD
RK2-14	2 + kitchenette	1st floor	53 m <sup>2</sup>	No / 15 m <sup>2</sup> / No	No	RESERVED
RK2-15	4 + kitchenette	1st floor	77 m <sup>2</sup>	No / 21 m <sup>2</sup> / No	No	SOLD
RK2-16	3 + kitchenette	1st floor	64 m <sup>2</sup>	No / 11 m <sup>2</sup> / No	No	RESERVED
RK2-17	3 + kitchenette	1st floor	64 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	RESERVED
RK2-18	3 + kitchenette	1st floor	68 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	SOLD
RK2-19	3 + kitchenette	1st floor	70 m <sup>2</sup>	No / 16 m <sup>2</sup> / No	No	RESERVED
RK2-20	2 + kitchenette	1st floor	43 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	RESERVED
RK2-21	2 + kitchenette	1st floor	59 m <sup>2</sup>	No / 14 m <sup>2</sup> / No	Yes (58 m <sup>2</sup> )	RESERVED
RK2-22	3 + kitchenette	1st floor	64 m <sup>2</sup>	No / 15 m <sup>2</sup> / No	Yes (65 m <sup>2</sup> )	SOLD
RK3-23	3 + kitchenette	2nd floor	72 m <sup>2</sup>	No / 20 m <sup>2</sup> / No	No	RESERVED
RK3-24	2 + kitchenette	2nd floor	45 m <sup>2</sup>	No / 12 m <sup>2</sup> / No	No	SOLD
RK3-25	4 + kitchenette	2nd floor	89 m <sup>2</sup>	80 m <sup>2</sup> / No / No	No	SOLD
RK3-26	3 + kitchenette	2nd floor	64 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	SOLD
RK3-27	3 + kitchenette	2nd floor	64 m <sup>2</sup>	No / 11 m <sup>2</sup> / No	No	SOLD

The order	Layout	Floor	Living area	Terrace / Balcony / Loggia	Garden	Price
RK3-28	3 + kitchenette	2nd floor	68 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	SOLD
RK3-29	3 + kitchenette	2nd floor	70 m <sup>2</sup>	No / 24 m <sup>2</sup> / No	No	SOLD
RK3-30	2 + kitchenette	2nd floor	43 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	RESERVED
RK3-31	2 + kitchenette	2nd floor	59 m <sup>2</sup>	No / 14 m <sup>2</sup> / No	No	SOLD
RK3-32	3 + kitchenette	2nd floor	64 m <sup>2</sup>	No / 20 m <sup>2</sup> / No	No	RESERVED