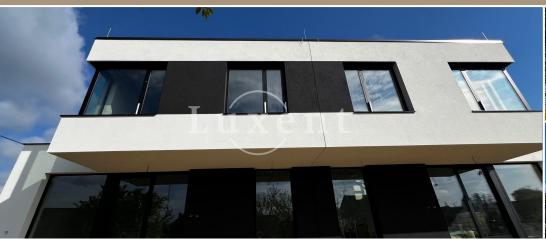




## Sale of a semi-detached house with garden, 150 sqm, in the new project Rezidence Brodce, Brodce u Mladé Boleslavi





Dobrovická, Brodce, Mladá Boleslav, Central Bohemia 😂 14 643 161 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

## Romana Čermáková EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz +420 770 181 181

Order number	RB14	Price	14 643 161 CZK per property
Address	Dobrovická, Brodce, Mladá Boleslav, Central Bohemia	Туре	Houses
Category	Family House	Usable area	150 m²
Number of rooms	4 rooms	Land area	331 m <sup>2</sup>
Built up area	115 m²	Garden area	216 m <sup>2</sup>
Low energy	No	Energy performance of the building	B - Very economical
Device	No	Terrace	15 m <sup>2</sup>

## **About real estate**

We present to you a new project of 19 spacious terraced houses, each with its own terrace and private garden. The residence is growing on the outskirts of Brodec near Mladá Boleslav and is sensitively set in the adjacent surrounding development. Both nature and the city are within easy reach.

On the ground floor we find a vestibule, garage, utility room, toilet and a spacious living room connected to the kitchen. In the 1st floor, accessible by stairs, there is a hallway, two children's rooms, a bathroom and the parents' bedroom, which has its own bathroom and one more room.

The complex offers future owners maximum comfort, which is based on attractive architecture and a high standard of equipment. The houses are designed to provide their future residents with comfort, privacy and space. Each of the living rooms offers direct access to the terrace, which connects the house with the garden, and especially thanks to the glazing of the living space, the interior is pleasantly connected with the exterior. Each of the houses has two parking spaces - one in the garage and one in front of the house. Of course, there are also parking spaces for visitors within the residence.

The standards of the house include a heat pump VIESSMANN VITOCAL 200 S, heat recovery unit, aluminum windows, seamless doors, vinyl floors, large-format tiles.

Energy label B - the house is energy efficient and the operating costs will be very low!

The location of the development project is its great advantage, the town of Brodce is located 10 km from Mladá Boleslav and 3 minutes from the project is the on-ramp to the D10 motorway Prague - Liberec. Brodce belongs to the Pojizeří region, which is picturesque and invites to walks, cycling, fishing. In the surroundings there are rock towns, romantic valleys, game preserves, a number of ponds headed by Lake Macha. In the town there is an elementary and kindergarten school, post office, shops, restaurants, GP's office, TJ Sokol Brodce, library.

Accessibility to Prague is comfortable, 20 minutes to OC and metro Černý most and 10 minutes by car to Mladá Boleslav.

Estimated completion date: 8-6/2024 depending on weather, model home will be completed in 1Q 2024.

The order	Layout	Usable area	Terrace / Balcony / Loggia	Land	Price
RB1	4 rooms	150 m²	15 m² / No / No	297 m²	RESERVED
RB2	4 rooms	150 m <sup>2</sup>	15 m² / No / No	296 m²	RESERVED
RB3	4 rooms	150 m²	15 m² / No / No	292 m²	RESERVED
RB4	4 rooms	150 m²	15 m² / No / No	296 m²	13 915 161 CZK
RB5	4 rooms	150 m²	15 m² / No / No	298 m²	RESERVED
RB6	4 rooms	150 m²	15 m² / No / No	308 m²	RESERVED
RB7	4 rooms	152 m²	15 m² / No / No	304 m²	11 900 000 CZK
RB8	4 rooms	150 m²	15 m² / No / No	294 m²	11 900 000 CZK
RB9	4 rooms	150 m²	15 m² / No / No	296 m²	13 925 548 CZK
RB10	4 rooms	150 m²	15 m² / No / No	296 m²	13 925 548 CZK
RB11	4 rooms	150 m²	15 m² / No / No	301 m²	14 040 504 CZK
RB12	4 rooms	154 m²	15 m² / No / No	301 m <sup>2</sup>	14 720 721 CZK
RB13	4 rooms	150 m²	15 m² / No / No	317 m²	14 325 996 CZK
RB14	4 rooms	150 m²	15 m² / No / No	331 m²	14 643 161 CZK
RB15	4 rooms	150 m²	15 m² / No / No	345 m²	14 965 636 CZK
RB16	4 rooms	150 m²	15 m² / No / No	359 m²	15 288 341 CZK
RB17	4 rooms	150 m²	15 m² / No / No	359 m²	15 272 644 CZK
RB18	4 rooms	150 m²	15 m² / No / No	300 m <sup>2</sup>	14 025 038 CZK
RB19	4 rooms	150 m²	15 m² / No / No	542 m²	RESERVED