



## Sale of a family house 5+kt/T/G, 210 sqm, land 429 sqm, Nový Vestec, Prague-east



210 m<sup>2</sup> Dubová, Nový Vestec, Praha-východ, Central Bohemia 17 500 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6856</b>	Price	<b>17 500 000 CZK per property</b>
Address	<b>Dubová, Nový Vestec, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>210 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>429 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>C - Economical</b>
Device	<b>Yes</b>	Parking	<b>4</b>
Garage	<b>1</b>	Terrace	<b>25 m<sup>2</sup></b>

## About real estate

We offer for sale a modern family house 5+kt with a landscaped garden, bioclimatic pergola and a luxurious jacuzzi, in a quiet part of the village of Nový Vestec, Prague-east. The two-storey air-conditioned house offers great transport accessibility to Prague, has a heat pump, low living costs and a garage with wallbox. The total usable area is 210 sqm, the corner plot is 429 sqm.

The ground floor comprises an entrance hall with storage space, a cloakroom, a utility room (possibility of a shower room), a separate toilet and a spacious living room of 55 sqm with a dining room and preparation for a kitchen that you can realize completely to your liking. The living area has access to a sunny, south-west facing terrace. Shading is provided by an electrically operated bioclimatic pergola. Upstairs there are four separate bedrooms, two dressing rooms, a bathroom with bath, shower, double washbasin and toilet. Another toilet is separate. Spacious garage, wallbox charger for electric cars, additional parking on the property and in front of the house. Luxury Canadian Spa hot tub with complete maintenance free filtration and bacteria protection. Automatic irrigation throughout the property.

Superior materials used here, wood floors, large format tiles, marble decorative panels. Underfloor heating, frameless doors, French windows with triple glazing, Daikin heat pump and electric boiler, Samsung air conditioning in every room, security system and electric shutters on all windows, central vacuum cleaner.

Quiet location in an impassable residential area with excellent transport access to Prague thanks to D10. In close driving distance to all amenities in Stara Boleslav, shopping center and metro station B - Černý Most. Beautiful surrounding countryside, bike path along the Elbe, lake Mezi Mosty or Spa Toušeň.