



238 m<sup>2</sup> | Horňátecká, Předboj, Praha-východ, Central Bohemia | Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>BH-15</b>	Price	<b>Sold</b>
Address	<b>Horňátecká, Předboj, Praha-východ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>238 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>1 138 m<sup>2</sup></b>	Built up area	<b>188 m<sup>2</sup></b>
Floor area	<b>204 m<sup>2</sup></b>	Garden area	<b>949 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Number of floors	<b>1</b>
Device	<b>No</b>	Parking	<b>4</b>
Loggia	<b>12 m<sup>2</sup></b>	Terrace	<b>23 m<sup>2</sup></b>

## About real estate

We exclusively offer for sale a family house with a garden in the center of a popular village with a golf course - Předboj, Prague-east. The location is situated in a beautiful Central Bohemian undulating landscape with deciduous forests and ponds (two right in the village). The house has a total usable area of 238.2 sqm, of which the terrace area is 23.1 sqm and the loggia 11.6 sqm. The house has a carport for two cars and an outdoor one for two more. The plot has an area of 986 sqm, of which the built-up area (including garage and paved areas) is 188.8 sqm, the garden 797.2 sqm. The villa is part of the newly emerging modern villa resort Birch Grove. It is a project of nineteen modern villas, the intention of which is to offer a quality and beautiful place to live, close to Prague and nature.

The villas are two-storey, unbasement, with two-seater covered parking. On the ground floor there is a lounge area with kitchen and terrace, study, bathroom, storage rooms. On the upper floor there are 3 bedrooms with terrace. There are three bathrooms in the house.

The house is built of high quality materials. The shell is made of POROTHERM brick blocks (44 Profi), the partitions are brick Porotherm Wienerberger. Roof Ruukki Classic - a high-end steel roof with an unusual appearance, whose profile resembles traditional corrugated roofing. The windows on the front of the house on both floors are aluminium (HS portal), the other windows are triple glazed, quality plastic in anthracite in the tone of the roof with built-in box and preparation for window blinds or shutters. Interior doors from Prüm, aluminium glazed entrance doors, anthracite, triple glazed. On the facade of the 1st floor there is a textured plaster and stone. Heating and cooling of the house by Vaillant heat pump (ground - water) with integrated hot water tank. Underfloor heating and cooling Rehau. Energy class of the house is B - very economical. There is a rainwater retention tank in the garden. Luxury bathroom equipment is from Villeroy&Boch, Steinberg, Light. In the living rooms, the three-layer wooden flooring is laid Oak rustic Authentik, natural, brushed, oil finish, from Meister, and large-format rect. tiles are laid in the corridors and bathrooms. The house is controlled by a smart system from LOXONE. There is a preparation for the house el. security system and electric car charging. There is a doorman with a camera. The entrance gate is on el. Drive with remote control.

The location of Předboje is increasingly being discovered for the surrounding nature with ponds and forests for walking or cycling. The village has a nine-hole public golf course with restaurant, café and hotel, as well as a children's playground and a multi-purpose sports complex. Accessibility to Prague is smooth, 16 km to the center of Prague, 10 min to OC and metro Letňany. In the village there is a doctor and kindergarten, other OV is close to the metropolis and nearby Líbeznice.

Currently, the construction of all houses is in full swing and the completion of the model house is underway (June 2021). Completion of the whole project is planned for spring 2022.

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