Sale of a family villa 6+kt, 239,1 sqm, plot 941 sqm, Předboj, Prague-east

239 m² | Horňátecká, Předboj, Praha-východ, Central Bohemia | Sold

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Order number	**BH-5**	Price	**Sold**
Address	**Horňátecká, Předboj, Praha-východ, Central Bohemia**	Type	**Houses**
Category	**Family House**	Usable area	**239 m²**
Number of rooms	**5 and more rooms**	Offer status	**Sold**
Land area	**941 m²**	Built up area	**188 m²**
Floor area	**204 m²**	Garden area	**752 m²**
Energy performance of the building	**B - Very economical**	Number of floors	**1**
Device	**No**	Parking	**4**
Loggia	**12 m²**	Terrace	**23 m²**

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 239.1 sqm, of which the terrace area is 23.3 sqm. and the loggia 11.7 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 high quality and beautiful place to live, close to Prague and nature. Accessibility to Prague is excellent, by car 10 min to Letňany, or by bus 28 min to metro Ladvi.

The house is built of high quality materials. The shell consists of brick blocks POROTHERM (38T filled with wool), partitions brick Porotherm Wienerberger. Roof Ruukki Classic - a high-end steel roof with an unusual appearance, whose profile is reminiscent of 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 there is a textured plaster. Heating and cooling of the house by a 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. In the living rooms is laid wooden three-layer flooring 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 sought after for its proximity to Prague and at the same time the surrounding nature with ponds, there are two in the village, and forests for walking, cycling or fishing. The village also has a nine-hole, standardized public golf course, the Yard Resort, with a restaurant, café and hotel, a playground for children and a multi-purpose sports complex for volleyball, floorball, football, netball, tennis and basketball. Accessibility to Prague is comfortable, the village of Předboj lies 16 km north of the center of Prague, 7 km from the border of the capital, 10 min to the OC and metro Letňany. In the centre of Předboj there is a general practitioner's office and a kindergarten, a primary school and another OV is in 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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