



Sale of a family villa 5+kt, 238 sqm, plot 922 sqm, Předboj, Prague-east



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



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Order number	BH-19	Price	Sold
Address	Horňátecká, Předboj, Praha-východ, Central Bohemia	Type	Houses
Category	Family House	Usable area	238 m²
Number of rooms	5 and more rooms	Offer status	Sold
Land area	922 m²	Built up area	179 m²
Floor area	204 m²	Garden area	742 m²
Low energy	No	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 230.5 sqm, of which the terrace area is 19 sqm. The house has a covered parking space for two cars and an outdoor space for two more. The plot has an area of 922 sqm, of which the built-up area (including garage and paved areas) is 179.3 sqm, the garden 742.7 sqm. The villa is part of and a model house in 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.

The advantage of this villa is the independent location within the project, with views only to the green. It is two-storey, unbasement, with a two-seater covered parking. On the ground floor there is a spacious southern living room of 42.4 m² with a terrace, open to the living-dining room and again exiting to the garden. There is also an entrance hall with cloakroom, bathroom, guest room/office/storage room, utility room. On the upper floor there are then 3 bedrooms, the master of which has a dressing room (39 m² in total), a bathroom and a terrace (9 m²). For the other two bedrooms there is a second bathroom and a gallery.

The house is built with high quality materials. The shell consists of POROTHERM brick blocks filled with wool, the partitions are also brick. The windows are aluminium in anthracite, with triple glazing. Interior doors by Sapeli, the facade is textured plaster. Floor, ceiling and wall heating - ground - water heat pump with passive cooling. Energy class is B. Luxury bathroom equipment is supplied by Elite Bath. In the living rooms is laid wooden three-layer flooring Oak rustic Authentic, from Meister. The house also includes a smart control, house el. Security system and doorman with camera. Electrically operated entrance gate.

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. Předboj lies 16 km north of the center of Prague, 10 min to the OC and metro Letňany. In the centre of Předboj there is a kindergarten, a primary school and another OV is in nearby Líbeznice.

Construction of all houses is currently underway and the completion of the model house is underway (June 2021). Completion of the entire project is planned for spring 2022.

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The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
BH-1	5 and more rooms	399 m ²	399 m ²	96 m ² / No / No	1 195 m ²	SOLD
BH-2	5 and more rooms	399 m ²	399 m ²	96 m ² / No / No	1 140 m ²	on request
BH-3	5 and more rooms	356 m ²	356 m ²	91 m ² / No / No	1 250 m ²	on request
BH-4	5 and more rooms	355 m ²	355 m ²	91 m ² / No / No	1 219 m ²	on request
BH-5	5 and more rooms	239 m ²	204 m ²	23 m ² / No / 12 m ²	941 m ²	SOLD
BH-6	5 and more rooms	239 m ²	204 m ²	23 m ² / No / 12 m ²	921 m ²	SOLD
BH-7	5 and more rooms	238 m ²	203 m ²	23 m ² / No / 12 m ²	948 m ²	SOLD
BH-8	5 and more rooms	238 m ²	203 m ²	23 m ² / No / 12 m ²	986 m ²	SOLD
BH-9	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	922 m ²	SOLD
BH-10	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	968 m ²	SOLD
BH-11	5 and more rooms	238 m ²	204 m ²	12 m ² / No / 12 m ²	1 019 m ²	SOLD
BH-13	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	1 255 m ²	SOLD
BH-14	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	1 149 m ²	SOLD
BH-15	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	1 138 m ²	SOLD
BH-16	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	1 233 m ²	SOLD
BH-17	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	906 m ²	SOLD
BH-18	5 and more rooms	239 m ²	204 m ²	23 m ² / No / 12 m ²	947 m ²	SOLD
BH-19	5 and more rooms	238 m ²	204 m ²	23 m ² / No / 12 m ²	922 m ²	SOLD
BH-20	5 and more rooms	388 m ²	276 m ²	112 m ² / No / No	1 550 m ²	SOLD
BH-ST	5 and more rooms	1 800 m ²		No / No / No	10 989 m ²	on request