



238 m²

Horňátecká, Předboj, Praha-východ, Central Bohemia

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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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 m ²
Number of rooms	5 and more rooms	Offer status	Sold
Land area	922 m ²	Built up area	179 m ²
Floor area	204 m ²	Garden area	742 m ²
Energy performance of the building	B - Very economical	Number of floors	1
Device	No	Parking	4
Loggia	12 m ²	Terrace	23 m ²

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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