Luxent | Exclusive Properties

Sale of a family villa, 7+kt/3T/G, 399 sqm, plot 1.195 sqm, Prague-east - Předboj

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

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**BH-1**	Price	**Sold**
Address	**Horňátecká, Předboj, Praha-východ, Central Bohemia**	Type	**Houses**
Category	**Villa**	Usable area	**399 m²**
Number of rooms	**5 and more rooms**	Offer status	**Sold**
Land area	**1 195 m²**	Built up area	**256 m²**
Floor area	**399 m²**	Garden area	**871 m²**
Low energy	**No**	Energy performance of the building	**B - Very economical**
Number of underground floors	**1**	Device	**No**
Terrace	**96 m²**	Swimming pool	**Yes**

About real estate

We offer a modern family house growing within the 2nd phase of the successful Březový háj project. After the completion of Phase 1, four more modern family houses with spacious plots, swimming pool and sunny gardens will be built in this desirable project near Prague. The houses are individually tuned with their distinctive architecture and location. They are located on the western edge of the project area, each with its own access from the municipal road. The gardens have east and south facing sunlight, the houses are spacious, superbly laid out and illuminated by massive glazing. The ground floor of the house is connected to the terrace with swimming pool, the first floor of the house has a roof terrace. Completion of the second stage - September 2023.

House BH 1 with a total area of 399 sqm enjoys privacy due to its location on the edge of the project. It belongs to two of the larger houses of the second phase, as it is designed as a two-generation - with a separate apartment unit 1+kt with sauna, sanitary facilities and storage room with a total area of 85.7 sqm. Thanks to its location in the recessed lowest floor of the house and exit to the garden, this unit can also be used as a separate study or wellness and relaxation zone.

On the ground floor there is a garage for two cars, a spacious storage room, laundry room, study with access to the terrace and pool, guest room with bathroom with shower, spacious dressing room and a generous living room with flat glazing and views to the terrace, pool and garden.

On the 1st floor there are three bedrooms with three bathrooms, the master bedroom is a generous 25.3 sqm including a spacious bathroom and dressing room. The orientation of the bedrooms is S, E and W. The master bedroom is adjacent to the sunny roof terrace.

The house offers smart LOXONE control, heat recovery, heat pump heating. The front door and windows are aluminium in black, triple glazed. Heat is distributed by underfloor heating. The bathrooms have Villeroy&Boch sanitary ware, Steinberg faucets. In the underground floor and ground floor there are tiles on the floor, in the 1st floor there is a wooden floor. The pool has an area of 36 sqm. The facade of the house is designed with brick strips and wood. The interior plaster is plaster. The garage door of Hormann brand is remote controlled. The plot is lined with gabion fencing. For more information, please contact our office.

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. There is also a nine-hole public golf course, the Yard Resort, with a restaurant, café and hotel, a children's playground and a multi-purpose sports complex. Accessibility to Prague is comfortable, the village of Předboj lies 16 km north of the center of Prague.

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