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Sale of a family villa, 6+kt/2T/G, 356 sqm, plot 1.250 sqm, Prague-east - Předboj







356 m² | Horňátecká, Předboj, Praha-východ, Central Bohemia | on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**BH-3**	Price	**on request**
Address	**Horňátecká, Předboj, Praha-východ, Central Bohemia**	Type	**Houses**
Category	**Villa**	Usable area	**356 m²**
Number of rooms	**5 and more rooms**	Land area	**1 250 m²**
Built up area	**293 m²**	Floor area	**356 m²**
Garden area	**955 m²**	Low energy	**No**
Energy performance of the building	**B - Very economical**	Device	**No**
Terrace	**91 m²**	Swimming pool	**Yes**

About real estate

We offer a house in the 2nd stage of the Březový háj project. After the completion of the 1st stage, four more modern family houses with spacious plots, swimming pool and sunny gardens are starting to grow in the second stage of this desirable, interesting project near Prague. The houses are individually styled 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 Phase II - winter 2023/2024

House BH 3 is two-storey with a total area of 356 sqm. On the ground floor there is a garage for two cars, 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 of 84.7 sqmwith flat glazing and views to the terrace, pool and garden.

On the 1st floor there are three bedrooms with three bathrooms, of which the parental one is a generous 30.9 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 ground floor there is a tile floor, in the 1st floor there is a wooden floor. The swimming pool has an area of 36 sqm. The facade of the house is designed with brick strips and wood cladding. The interior plaster is plaster. The garage door is Hormann brand, remote controllable. 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, 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 civic amenities are in nearby Líbeznice.

The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
BH-1	5 and more rooms	399 m²	399 m²	96 m² / No / No	1 195 m²	SOLD
BH-2	5 and more rooms	399 m²	399 m²	96 m² / No / No	1 140 m²	on request
BH-3	5 and more rooms	356 m²	356 m²	91 m² / No / No	1 250 m²	on request
BH-4	5 and more rooms	355 m²	355 m²	91 m² / No / No	1 219 m²	on request
BH-5	5 and more rooms	239 m²	204 m²	23 m² / No / 12 m²	941 m²	SOLD
BH-6	5 and more rooms	239 m²	204 m²	23 m² / No / 12 m²	921 m²	SOLD
BH-7	5 and more rooms	238 m²	203 m²	23 m² / No / 12 m²	948 m²	SOLD
BH-8	5 and more rooms	238 m²	203 m²	23 m² / No / 12 m²	986 m²	SOLD
BH-9	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	922 m²	SOLD
BH-10	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	968 m²	SOLD
BH-11	5 and more rooms	238 m²	204 m²	12 m² / No / 12 m²	1 019 m²	SOLD
BH-13	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	1 255 m²	SOLD
BH-14	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	1 149 m²	SOLD
BH-15	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	1 138 m²	SOLD
BH-16	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	1 233 m²	SOLD
BH-17	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	906 m²	SOLD
BH-18	5 and more rooms	239 m²	204 m²	23 m² / No / 12 m²	947 m²	SOLD
BH-19	5 and more rooms	238 m²	204 m²	23 m² / No / 12 m²	922 m²	SOLD
BH-20	5 and more rooms	388 m²	276 m²	112 m² / No / No	1 550 m²	SOLD
BH-ST	5 and more rooms	1 800 m²		No / No / No	10 989 m²	on request