



388 m² Horňátecká, Předboj, Praha-východ, Central Bohemia Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

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|------------------------------------|---|---------------|----------------------------|
| Order number | BH-20 | Price | Sold |
| Address | Horňátecká, Předboj, Praha-východ, Central Bohemia | Type | Houses |
| Category | Villa | Usable area | 388 m² |
| Number of rooms | 5 and more rooms | Offer status | Sold |
| Land area | 1 550 m² | Built up area | 292 m² |
| Floor area | 276 m² | Garden area | 1 258 m² |
| Energy performance of the building | B - Very economical | Device | No |
| Parking | 2 | Terrace | 112 m² |

About real estate

We offer an exclusive sale of this family house built according to an individual architectural design. The house is located in the center of a popular village with a golf course – Předboj, Prague-East. It is built in the style of a bungalow and its main characteristic feature is light, airiness, and space thanks to the massive glazing and connection with the garden and terraces. The bungalow has a garage (55 sqm) with space for two cars and a workshop or a warehouse. Garage doors are on an electric drive. Land with a total area of 1,550 sqm. The bungalow with a layout of 4+kt on a slightly rounded, the atypical floor plan has a basic usable area of 201 sqm and a large terrace along the entire south side of the house with an area of 68.6 sqm, another garden terrace has an area of 38.1 sqm. The advantage of the house is its uniqueness, high standards, and garden with a well.

The living room has an area of 83.5 sqm and includes a generous kitchen, dining area, and a relaxation/meeting area. The master bedroom has an area of 40.5 sqm and includes its private large walk-in closet and a bathroom. Two childrens rooms (14 sqm each) share a bathroom with a bathtub and a walk-in cloakroom. The house also offers an entrance hall with a cloakroom, storage room, utility room, pantry, and another separate toilet. The total area of the terraces is 106.7 sqm and can be entered from all rooms.

High-quality building and interior materials are used. The house is built of brick blocks filled with cotton wool – Porotherm 38 T Profi. The roof is well insulated, flat. The windows are large-format, aluminum, individual production, with insulating triple glazing, equipped with preparation for shading. The facade has structured plaster and stone cladding. Heating and passive cooling of the house takes place with a ground-water heat pump flooring. Luxurious bathrooms are supplied by Elite Bath, there are free-standing bathtubs, luxurious sanitary large-format tiles, and tiles from the Archtiles company. Archceram Regina Gray tiles and wooden three-layer oak floor – rustic golden brown oak, Meister are laid on the floors of the living areas. Pressure sewer with sump, sound-insulated, as well as for comfort and water distribution. There is smart management, el. security system, intercom with camera. Energy class B. Completion spring 2021. At the clients request, it is possible to complete the house in the form indicated by the visualizations.

The location is sought after for the proximity of Prague and at the same time the surrounding nature with two ponds and forests for walking, cycling or fishing. In the village, there is also a nine-hole, standardized, public golf course Yard Resort, there is also a childrens playground, and a multi-purpose sports complex. Accessibility to Prague is comfortable, the village of Předboj is 7 km from the border and 16 km north of the center of the capital. The bus to OC Letňany goes about 10 minutes.