



🏠 59 m<sup>2</sup> 📄 Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 🏠 5 454 131 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

|              |  |                                    |  |
|--------------|--|------------------------------------|--|
| Order number | <b>K330</b>  | Price                              | <b>5 454 131 CZK Price incl. VAT included, 21% VAT deduction possible.</b> |
| Address      | <b>Pražská, Kostelec nad Černými lesy, Praha-východ, Central Bohemia</b> | Type                               | <b>Apartments</b>  |
| Disposition  | <b>2 + kitchenette</b>   | Usable area                        | <b>59 m<sup>2</sup></b>  |
| Floor area   | <b>43 m<sup>2</sup></b>  | Energy performance of the building | <b>B - Very economical</b>   |
| Floor        | <b>2nd floor</b>   | Parking                            | <b>Yes</b>   |
| Balcony      | <b>10 m<sup>2</sup></b>  | Cellar                             | <b>2 m<sup>2</sup></b>   |
| Lift         | <b>Yes</b>   |                                    |  |

## About real estate

We offer exclusively for sale a studio apartment in Residence Nad Černými lesy in Kostelec. Spacious apartment 2+kt with a floor area of 47 sqm is located in second floor, and it has a balcony (10,9 sqm). It is oriented to the north side and its layout includes a living room connected to the kitchen, a bedroom, a pantry, a bathroom and a separate toilet. The apartment is generously glazed with French windows and all living rooms have access to the garden. The apartment also includes a cellar (2,1 sqm) and a parking space. Parking space is not included in the price of the apartment.

The project is already completed, approved and ready to move in.

The project is made of quality materials such as Porotherm masonry, locally supplemented with reinforced concrete structures. The house has a wheelchair lift, cellars and parking spaces on the plot, both covered and open. The apartments will also satisfy with their equipment. There are windows with triple glazing, high-quality plastic, fitted with a sub-wall preparation for the installation of external blinds; and cooling by means of an air-water heat pump are already installed as standard. The doors are paneled, folding, and the entrance doors are security. On the floors is laid designer vinyl, in the corridors and bathrooms quality tiles. On the balconies and terraces, tiles on targets or wood-plastic planks, railings are made of safety glass in frames in the color of hot-dip galvanized steel in anthracite paint. Heating of the house and hot water is provided by air-water heat pumps.

The town of Kostelec nad Černými lesy provides everything you need for a comfortable life. You will find here all civic amenities (schools, kindergartens, doctors including veterinary, restaurants, supermarkets, post office, bank, etc.), great transport accessibility to Prague - 30 min by car to Černý Most station, 49 min by car to the center of Prague, 30 min by bus to Háje station. A great advantage is also the beautiful surrounding nature and the possibility of sports activities. Nearby there are, for example, the Voděradské bučiny (popular with mushroom pickers or lovers of long walks), the natural swimming pool at Vyžlovka Jevanosko, the valley of Šembery or Jevanosko, where you can go on foot or even by bike. Not far from Kostelec, golf enthusiasts will also enjoy the 18-hole Molitorov golf course.

The visuals are for illustrative purposes only.

Price incl. VAT included, 21% VAT deduction possible.

| The order | Layout          | Floor        | Usable area        | Living area       | Terrace / Balcony / Loggia  | Garden                    | Price          |
|-----------|-----------------|--------------|--------------------|-------------------|-----------------------------|---------------------------|----------------|
| K101      | 2 + kitchenette | ground floor | 97 m <sup>2</sup>  | 55 m <sup>2</sup> | No / No / No                | Yes (35 m <sup>2</sup> )  | 7 333 567 CZK  |
| K102      | 1 + kitchenette | ground floor | 58 m <sup>2</sup>  | 33 m <sup>2</sup> | No / No / No                | Yes (21 m <sup>2</sup> )  | 4 560 188 CZK  |
| K103      | 2 + kitchenette | ground floor | 96 m <sup>2</sup>  | 56 m <sup>2</sup> | No / No / No                | Yes (34 m <sup>2</sup> )  | 7 355 904 CZK  |
| K104      | 2 + kitchenette | ground floor | 154 m <sup>2</sup> |                   | No / No / No                | Yes (95 m <sup>2</sup> )  | SOLD           |
| K105      | 4 + kitchenette | ground floor | 209 m <sup>2</sup> | 77 m <sup>2</sup> | No / No / No                | Yes (124 m <sup>2</sup> ) | 13 533 264 CZK |
| K106      | 3 + kitchenette | ground floor | 121 m <sup>2</sup> | 64 m <sup>2</sup> | No / No / No                | Yes (51 m <sup>2</sup> )  | 8 916 413 CZK  |
| K107      | 3 + kitchenette | ground floor | 121 m <sup>2</sup> |                   | No / No / No                | Yes (51 m <sup>2</sup> )  | SOLD           |
| K108      | 3 + kitchenette | ground floor | 122 m <sup>2</sup> | 68 m <sup>2</sup> | No / No / No                | Yes (47 m <sup>2</sup> )  | 9 242 121 CZK  |
| K109      | 3 + kitchenette | ground floor | 179 m <sup>2</sup> | 70 m <sup>2</sup> | No / No / No                | Yes (102 m <sup>2</sup> ) | 11 772 844 CZK |
| K110      | 2 + kitchenette | ground floor | 73 m <sup>2</sup>  | 43 m <sup>2</sup> | No / No / No                | Yes (24 m <sup>2</sup> )  | 6 089 599 CZK  |
| K211      | 2 + kitchenette | 1st floor    | 70 m <sup>2</sup>  | 55 m <sup>2</sup> | No / 9 m <sup>2</sup> / No  | No                        | 6 190 450 CZK  |
| K212      | 1 + kitchenette | 1st floor    | 39 m <sup>2</sup>  | 33 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No                        | 3 886 477 CZK  |
| K213      | 2 + kitchenette | 1st floor    | 71 m <sup>2</sup>  | 56 m <sup>2</sup> | No / 9 m <sup>2</sup> / No  | No                        | 6 251 767 CZK  |
| K214      | 2 + kitchenette | 1st floor    | 74 m <sup>2</sup>  | 53 m <sup>2</sup> | No / 15 m <sup>2</sup> / No | No                        | 6 201 740 CZK  |
| K215      | 4 + kitchenette | 1st floor    | 106 m <sup>2</sup> | 77 m <sup>2</sup> | No / 21 m <sup>2</sup> / No | No                        | 9 058 025 CZK  |
| K216      | 3 + kitchenette | 1st floor    | 81 m <sup>2</sup>  | 64 m <sup>2</sup> | No / 11 m <sup>2</sup> / No | No                        | 7 151 807 CZK  |
| K217      | 3 + kitchenette | 1st floor    | 76 m <sup>2</sup>  | 64 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No                        | 6 966 106 CZK  |
| K218      | 3 + kitchenette | 1st floor    | 85 m <sup>2</sup>  | 68 m <sup>2</sup> | No / 10 m <sup>2</sup> / No | No                        | 7 635 625 CZK  |
| K219      | 3 + kitchenette | 1st floor    | 92 m <sup>2</sup>  | 70 m <sup>2</sup> | No / 16 m <sup>2</sup> / No | No                        | 7 972 526 CZK  |
| K220      | 2 + kitchenette | 1st floor    | 59 m <sup>2</sup>  | 43 m <sup>2</sup> | No / 10 m <sup>2</sup> / No | No                        | 5 439 936 CZK  |
| K221      | 2 + kitchenette | 1st floor    | 138 m <sup>2</sup> | 59 m <sup>2</sup> | No / 14 m <sup>2</sup> / No | Yes (58 m <sup>2</sup> )  | 9 729 248 CZK  |
| K222      | 3 + kitchenette | 1st floor    | 151 m <sup>2</sup> | 64 m <sup>2</sup> | No / 15 m <sup>2</sup> / No | Yes (65 m <sup>2</sup> )  | 10 585 247 CZK |
| K323      | 3 + kitchenette | 2nd floor    | 100 m <sup>2</sup> | 72 m <sup>2</sup> | No / 20 m <sup>2</sup> / No | No                        | 8 497 854 CZK  |
| K324      | 2 + kitchenette | 2nd floor    | 62 m <sup>2</sup>  | 45 m <sup>2</sup> | No / 12 m <sup>2</sup> / No | No                        | 5 261 795 CZK  |
| K325      | 4 + kitchenette | 2nd floor    | 178 m <sup>2</sup> |                   | 80 m <sup>2</sup> / No / No | No                        | SOLD           |
| K326      | 3 + kitchenette | 2nd floor    | 76 m <sup>2</sup>  | 64 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No                        | 7 198 032 CZK  |
| K327      | 3 + kitchenette | 2nd floor    | 81 m <sup>2</sup>  | 64 m <sup>2</sup> | No / 11 m <sup>2</sup> / No | No                        | 7 151 807 CZK  |
| K328      | 3 + kitchenette | 2nd floor    | 82 m <sup>2</sup>  | 68 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No                        | 7 476 640 CZK  |
| K329      | 3 + kitchenette | 2nd floor    | 101 m <sup>2</sup> | 70 m <sup>2</sup> | No / 24 m <sup>2</sup> / No | No                        | 8 354 879 CZK  |
| K330      | 2 + kitchenette | 2nd floor    | 59 m <sup>2</sup>  | 43 m <sup>2</sup> | No / 10 m <sup>2</sup> / No | No                        | 5 454 131 CZK  |
| K331      | 2 + kitchenette | 2nd floor    | 80 m <sup>2</sup>  | 59 m <sup>2</sup> | No / 14 m <sup>2</sup> / No | No                        | 6 827 219 CZK  |
| K332      | 3 + kitchenette | 2nd floor    | 90 m <sup>2</sup>  | 64 m <sup>2</sup> | No / 20 m <sup>2</sup> / No | No                        | 7 545 694 CZK  |