



## Sale of an apartment 4+kt with garden in project Červený dub, 102,5 sqm, Kostelec nad Černými lesy



🏠 122 m<sup>2</sup> 📄 Červený dub, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 🏠 8 990 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>ČD-4A</b>	Price	<b>8 990 000 CZK per property</b>
Address	<b>Červený dub, Kostelec nad Černými lesy, Praha-východ, Central Bohemia</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>122 m<sup>2</sup></b>
Floor area	<b>102 m<sup>2</sup></b>	Garden area	<b>341 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>ground floor</b>	Terrace	<b>20 m<sup>2</sup></b>

## About real estate

The offered apartment is located on the ground floor of house No. 4, which is part of the construction of the 3rd stage of the project Červený dub, in Kostelec nad Černými lesy. Within this stage, 5 chamber houses will be built, each with only four units. The project is therefore an excellent solution for those who prefer a quieter and healthier lifestyle close to nature with good access to larger cities. There is a beautiful undulating forest landscape around the project, and you can reach Prague or Říčany or Český Brod in a few tens of minutes by car or bus, or even by train. A great advantage of the project houses is self-sufficiency in electricity production. All the houses have a system of roof photovoltaic panels, and the energy produced is stored in a battery so that it can be used in times without sunshine. The energy performance of the building is B - very energy efficient.

Apartment 4A is a 3 bedroom apartment with a garden and is situated on the ground floor of house 4. Its orientation is S, E. The total usable area of the apartment is 102.5 sqm and the slightly sloping garden has an area of 341 sqm. The apartment consists of an entrance hall with storage space and entrance to both the utility room with laundry and the adjoining separate corridor connecting all four rooms of the apartment. There is also a living room, pleasantly illuminated by massive glazing with an exit to the terrace and the garden. There is a preparation for the kitchen. The orientation of the apartment is to the E, N and W. The garden surrounds the apartment on two sides and it exits all the rooms of the apartment.

The house will be built of porous concrete blocks YTONG Statik PD 250 mm, will be insulated, plastic windows with triple glazing and preparation for blinds. The garden will be fenced and there will be an accumulation pit for rainwater. The house will be secured with Jablotron system. Heating is electric, underfloor. The source of electricity are own photovoltaic panels on the roof of the house (for 4 apartments) Water heating by storage heater OKCE 200. In the apartment is also installed under-ceiling recuperation unit. A sewage connection will be prepared for each house, after the municipal sewage treatment plant is capacious, there will be a reconnection. At this time, the wastewater will be discharged into two sewage sumps with a total volume of 20 m<sup>3</sup>.

The picturesque town of Kostelec nad Černými lesy has complete civic amenities and allows comfortable family living in close proximity to nature. You will find here schools, kindergartens, the Czech University of Life Sciences, doctors, pharmacies, supermarkets, post office, bank, restaurants, hairdresser and veterinary surgery. Excellent transport accessibility to Prague - by car 30 min. to Černý Most or 50 min. to the center of Prague, regular bus connection to the metro station Háje. The train station in Cesky Brod is about 7 min. away by car. Kostelec nad Černými lesy is surrounded by forests, which offer the possibility of recreation, hiking and mushroom picking. The nearby natural swimming pool Vyžlovka is an ideal place for relaxation in nature, with a beautiful view of the forests of the Voděradské bučiny National Nature Reserve. There are many associations, organisations and sports clubs in the town and golfers will appreciate the nearby 18-hole Molitorov golf course.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
ČD-3A	4 + kitchenette	ground floor	122 m <sup>2</sup>	102 m <sup>2</sup>	20 m <sup>2</sup> / No / No	Yes (323 m <sup>2</sup> )	under preparations
ČD-3B	4 + kitchenette	ground floor	122 m <sup>2</sup>	102 m <sup>2</sup>	20 m <sup>2</sup> / No / No	Yes (351 m <sup>2</sup> )	under preparations
ČD-3C	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup> / No / No	No	under preparations
ČD-3D	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup> / No / No	No	under preparations
ČD-4A	4 + kitchenette	ground floor	122 m <sup>2</sup>	102 m <sup>2</sup>	20 m <sup>2</sup> / No / No	Yes (341 m <sup>2</sup> )	8 990 000 CZK
ČD-4B	4 + kitchenette	ground floor	122 m <sup>2</sup>	102 m <sup>2</sup>	20 m <sup>2</sup> / No / No	Yes (363 m <sup>2</sup> )	8 990 000 CZK
ČD-4C	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup> / No / No	No	RESERVED
ČD-4D	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup> / No / No	No	5 890 000 CZK
ČD-5A	4 + kitchenette	ground floor	122 m <sup>2</sup>	102 m <sup>2</sup>	20 m <sup>2</sup> / No / No	Yes (421 m <sup>2</sup> )	9 380 000 CZK
ČD-5B	4 + kitchenette	ground floor	122 m <sup>2</sup>	102 m <sup>2</sup>	20 m <sup>2</sup> / No / No	Yes (420 m <sup>2</sup> )	RESERVED
ČD-5C	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup> / No / No	No	SOLD
ČD-5D	2 + kitchenette	1st floor	70 m <sup>2</sup>	55 m <sup>2</sup>	15 m <sup>2</sup> / No / No	No	5 890 000 CZK