



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



🏠 122 m² 📄 Červený dub, Kostelec nad Černými lesy, Praha-východ, Central Bohemia 📅 under preparations



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	ČD-3B	Price	under preparations
Address	Červený dub, Kostelec nad Černými lesy, Praha-východ, Central Bohemia	Type	Apartments
Disposition	4 + kitchenette	Usable area	122 m²
Floor area	102 m²	Garden area	351 m²
Low energy	No	Energy performance of the building	B - Very economical
Floor	ground floor	Terrace	20 m²

About real estate

The offered apartment is located on the ground floor of house No. 3 and will be 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. The energy performance of the building is B - very energy efficient.

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 m³.

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 ²	102 m ²	20 m ² / No / No	Yes (323 m ²)	under preparations
ČD-3B	4 + kitchenette	ground floor	122 m ²	102 m ²	20 m ² / No / No	Yes (351 m ²)	under preparations
ČD-3C	2 + kitchenette	1st floor	70 m ²	55 m ²	15 m ² / No / No	No	under preparations
ČD-3D	2 + kitchenette	1st floor	70 m ²	55 m ²	15 m ² / No / No	No	under preparations
ČD-4A	4 + kitchenette	ground floor	122 m ²	102 m ²	20 m ² / No / No	Yes (341 m ²)	8 990 000 CZK
ČD-4B	4 + kitchenette	ground floor	122 m ²	102 m ²	20 m ² / No / No	Yes (363 m ²)	8 990 000 CZK
ČD-4C	2 + kitchenette	1st floor	70 m ²	55 m ²	15 m ² / No / No	No	RESERVED
ČD-4D	2 + kitchenette	1st floor	70 m ²	55 m ²	15 m ² / No / No	No	5 890 000 CZK
ČD-5A	4 + kitchenette	ground floor	122 m ²	102 m ²	20 m ² / No / No	Yes (421 m ²)	9 380 000 CZK
ČD-5B	4 + kitchenette	ground floor	122 m ²	102 m ²	20 m ² / No / No	Yes (420 m ²)	RESERVED
ČD-5C	2 + kitchenette	1st floor	70 m ²	55 m ²	15 m ² / No / No	No	SOLD
ČD-5D	2 + kitchenette	1st floor	70 m ²	55 m ²	15 m ² / No / No	No	5 890 000 CZK