



Sale of a family villa 5+kt/2T/G, 178 sqm, on a plot of 829 sqm, Předboj



🏠 212 m² 📄 Pod Kapličkou, Předboj, Praha-východ, Central Bohemia 💰 19 900 000 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	N6630	Price	19 900 000 CZK per property
Address	Pod Kapličkou, Předboj, Praha-východ, Central Bohemia	Type	Houses
Category	Family House	Usable area	212 m²
Number of rooms	5 and more rooms	Land area	829 m²
Low energy	Yes	Energy performance of the building	A - Extremely economical
Device	Yes	Parking	2
Garage	1	Terrace	Yes
Swimming pool	1 m²	Lift	No

About real estate

We offer exclusively for sale a family villa 5+kt, with two terraces, which thanks to the multi-level solution offers beautiful views, but also maximum privacy. Low-energy three-storey villa with modern technology, ground-to-air heat pump, photovoltaic with battery storage, air conditioning, underfloor heating, irrigation of the entire garden and aluminium front window blinds. The usable area is 178 sqm and the plot is 829 sqm.

On the 1st floor there is a very spacious entrance hall with access to a separate dressing room. The 2nd floor offers a guest room with air conditioning (13,7 sqm), bathroom, dressing room (8,7 sqm) and a breathtaking view of the pool. There is also a children's room of 9,3 sqm and a utility room with toilet. The 2nd floor includes a generous living room with fireplace, dining room, kitchen and all of 43,6 sqm. The HANÁK kitchen has all built-in appliances, induction hob, electric oven with grill, fridge, dishwasher and waste disposal. The living room has access to the north and south terrace. The north terrace has a retractable electric awning with a sensor that automatically retracts the awning in high winds, an organic fireplace and a seating area in complete privacy overlooking the garden. The south terrace, on the other hand, offers sunny seating and pleasant relaxation by the 6x3 metre saltwater pool with a roof. On the 3rd floor there is a master bedroom (15,9 sqm) with a dressing room (2,3 sqm), a children's room (15,6 sqm) and a bathroom with toilet. This floor has air conditioning in the rooms. The views from this floor are stunning.

Between the north and south terrace is a garden with mature trees, a fireplace and a garden house. By solving the interlevel garden, a pleasant variety to its use is created. The garden has a complete irrigation system that can be controlled via an app and a robotic mower. The house includes a garage for two cars of 33.8 sqm and includes a charging station for an electric car. Two more cars can be parked in front of the garage.

The location Přeboj is highly sought after for convenient access to Prague. The village is located 16 km north of the capital city centre and ten minutes by car from the OC and metro Letňany. The surrounding countryside with forests and ponds invites for walks, cycling or fishing. There is also a nine-hole golf course Yard Resort with a restaurant, café and hotel. There is a GP surgery and nursery in the centre of the village, with another GP and primary school in nearby Líbeznice.