



🏠 400 m<sup>2</sup> 📄 Malostranská, Velké Popovice, Praha-východ, Central Bohemia 📞 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>PO-4</b>	Price	<b>on request</b>
Address	<b>Malostranská, Velké Popovice, Type Praha-východ, Central Bohemia</b>		<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>400 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 331 m<sup>2</sup></b>
Floor area	<b>350 m<sup>2</sup></b>	Garden area	<b>984 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>A - Extremely economical</b>
Parking	<b>Yes</b>	Garage	<b>1</b>
Terrace	<b>50 m<sup>2</sup></b>	Year of construction	<b>2024</b>

## About real estate

Visit the Open Day for the Malostranská - Velké Popovice project on 9 November 2024 from 11 am to 3 pm. For more information contact the project agent.

We exclusively offer for sale a low-energy basement family house 7+kt in the chamber project Malostranská in Velke Popovice. The project is beautifully surrounded by nature and imaginatively set in the rugged terrain, offering beautiful views and privacy. It is a collection of four family houses that have south-west facing gardens, generous spaces with an emphasis on plenty of daylight, terraces and garages for two cars.

RD 4 is a basement, family house with a layout of 7+kt, with a total floor area of 350 sqm and a plot of 1331 sqm. On the ground floor there is a spacious entrance hall with a corridor (21.5 sqm), where a large space for the installation of wardrobes is foreseen, a bathroom with shower, a separate toilet, a utility room with heat pump, a study (19.9 sqm), a guest room (17.6 sqm) and a living room with kitchen (81.6 sqm), which is beautifully separated, taking advantage of the multi-level space on the ground floor. From the generous light-filled living room and kitchen there is access to the terrace and the garden of the house. A nice detail and dominant feature of this space is the glass corner that passes from the living area to the kitchen and provides access to the terrace.

On the 1st floor there is a master bedroom (23.4 sqm) with a bathroom that offers a free standing bath, shower, toilet (7.7 sqm) and a separate dressing room (6.4 sqm). There are also two large bedrooms that have access to the balcony, a study (20.5 sqm), a bathroom (9.4 sqm), a separate toilet, a hallway (22.5 sqm) that also has access to the balcony and the possibility of a pleasant sitting area.

On the underground floor there is a garage for two vehicles (38.5 sqm), a storage room, a spacious hallway with a staircase. In this basement part, the future owners will have the opportunity to build, for example, a wellness, fitness or perhaps a workshop.

The house is brick. The heating of the house is provided by an air-water heat pump, underfloor heating, wooden windows with triple glazing and front window blinds. In all living rooms air conditioning units. The standard of the house is a photovoltaic power plant on the roof of the house. In the garden of the house will be built a dry polder, which will complete the terrain modeling of the plot and its advantage is its attractiveness even without water.

The village of Velké Popovice is located in the Prague-East district, less than 18 km from Prague. A huge advantage of the village is its proximity to the D1 motorway, which you can connect to after only three kilometres by car.

Public transport is provided by a bus line ending at the metro station C Opatov, or going to nearby Strančice, where it connects to the train line heading to the main railway station in Prague.

The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
PO-1	5 and more rooms	302 m <sup>2</sup>		50 m <sup>2</sup> / No / No	1 001 m <sup>2</sup>	SOLD
PO-2	5 and more rooms	302 m <sup>2</sup>		50 m <sup>2</sup> / No / No	1 001 m <sup>2</sup>	SOLD
PO-3	5 and more rooms	400 m <sup>2</sup>	350 m <sup>2</sup>	50 m <sup>2</sup> / No / No	1 069 m <sup>2</sup>	on request
PO-4	5 and more rooms	400 m <sup>2</sup>	350 m <sup>2</sup>	50 m <sup>2</sup> / No / No	1 331 m <sup>2</sup>	on request