



🏠 1 800 m<sup>2</sup> 📍 Na Jaroši, Předboj, Praha-východ, Central Bohemia 📞 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                                          |             |                             |
|------------------------------------|----------------------------------------------------------|-------------|-----------------------------|
| Order number                       | <b>BH-ST</b>                                             | Price       | <b>on request</b>           |
| Address                            | <b>Na Jaroši, Předboj, Praha-východ, Central Bohemia</b> | Type        | <b>Houses</b>               |
| Category                           | <b>Villa</b>                                             | Usable area | <b>1 800 m<sup>2</sup></b>  |
| Number of rooms                    | <b>5 and more rooms</b>                                  | Land area   | <b>10 989 m<sup>2</sup></b> |
| Built up area                      | <b>1 059 m<sup>2</sup></b>                               | Garden area | <b>9 930 m<sup>2</sup></b>  |
| Energy performance of the building | <b>G - Extremely uneconomical</b>                        | Device      | <b>No</b>                   |
| Garage                             | <b>Yes</b>                                               | Cellar      | <b>Yes</b>                  |
| Lift                               | <b>No</b>                                                |             |                             |

## About real estate

We offer exclusively for sale a spacious villa before reconstruction, Prague East - Předboj. There is a study for the reconstruction of the villa, which is part of the successful development project Březový háj. The property has been partially reconstructed and is in such a condition that it can be built after the implementation of the study or continued according to the intention of the new owner.

The villa has a constructed area including garages of 1059 sqm, the constructed area of the villa is 922 sqm. The property has two floors above ground and is partially basement, it is cleaned, without partitions and ready to be renovated. The size of the garden is 9930 sqm.

The property is connected to mains water, electricity and drainage.

The great advantage of the Birch Grove project is the location, which is sought after for its proximity to Prague and at the same time enchants with the natural character of the landscape with forests and ponds. It is ideal for walking, cycling and fishing. The village has a nine-hole standard public golf course, the Yard Resort with a restaurant and hotel, a playground for children and a multipurpose sports complex for volleyball, floorball, five-a-side football, football, tennis and basketball. The village of Předboj is located 16 km north of the centre of Prague, 7 km from the border with the capital, 10 minutes from the OC and metro Letňany, 28 minutes by bus to the metro Ladvi. In the centre of Předboj there is a doctor's surgery and a kindergarten, a primary school and another OC is in nearby Líbeznice. For more information about the project please contact our office.

| The order | Layout           | Usable area          | Living area        | Terrace / Balcony / Loggia  | Land                  | Price          |
|-----------|------------------|----------------------|--------------------|-----------------------------|-----------------------|----------------|
| BH-1      | 5 and more rooms | 471 m <sup>2</sup>   | 399 m <sup>2</sup> | 96 m <sup>2</sup> / No / No | 1 195 m <sup>2</sup>  | SOLD           |
| BH-2      | 5 and more rooms | 591 m <sup>2</sup>   | 399 m <sup>2</sup> | 96 m <sup>2</sup> / No / No | 1 140 m <sup>2</sup>  | 54 800 000 CZK |
| BH-3      | 5 and more rooms | 552 m <sup>2</sup>   | 356 m <sup>2</sup> | 91 m <sup>2</sup> / No / No | 1 250 m <sup>2</sup>  | 49 800 000 CZK |
| BH-4      | 5 and more rooms | 551 m <sup>2</sup>   | 355 m <sup>2</sup> | 91 m <sup>2</sup> / No / No | 1 219 m <sup>2</sup>  | 49 800 000 CZK |
| BH-ST     | 5 and more rooms | 1 800 m <sup>2</sup> |                    | No / No / No                | 10 989 m <sup>2</sup> | on request     |