



 Horňátecká, Předboj, Praha-východ, Central Bohemia



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

[romana.cermakova@luxent.cz](mailto:romana.cermakova@luxent.cz)

+420 770 181 181

## About real estate

We now offer an exclusive sale of villas in the Březový háj residential project, which is being built in a quiet, sunny central part of the village of Předboj, Prague-East. This is a unique project within this area.

The villas are constructed according to the individual designs of famous architects. The new district will therefore offer 20 individual villas with southern gardens and layouts from 5+kt to 6+kt with terraces and a total usable area of 230 sqm, on plots ranging in size from 906-1,233 sqm.

The villas will be continuously added to the project.

The main motive of the project is nature. Within the whole complex, a large share of green areas is expected, both private, within the plots of individual villas, as well as public greenery with birch-pine space. The green areas of some roofs further confirm this concept. Each villa is equipped with two covered parking spaces, two uncovered parking spaces behind a lockable entrance gate.

The villas are designed in the spirit of modern suburban living, using natural materials. They are stone, metal, wood, and fired clay bricks. Within the facades of the buildings, the architects imaginatively worked with individual details to create a quality and sophisticated whole. On the south side, the main living rooms are directed on the ground floor, on the first floor there are three bedrooms with bathrooms, the main one is open to a wooden truss, and the covered south terrace overlooking the living part of the garden. On the ground floor, there is a room for a possible guest room, study, or storage purposes. There is also a technical room used for house maintenance.

The energy of the house was not forgotten either. It is heated by a ground source heat pump – water with the floor, wall, and ceiling system. The side border between the villas is designed as a vineyard, from a single row of vines on a cable off system. The fence towards the existing development is designed from wooden fence boards with a horizontal laying direction, with a light gray surface coating, to ensure the greatest possible privacy.

The location of the project is another of its great advantages. It is sought-after for its proximity to Prague and, at the same time, the surrounding natural character of the landscape with forests and ponds (there are two in the village). It is ideal for walking, cycling, or fishing. The village also has a nine-hole, standard public Yard Resort golf course with a restaurant, cafe, and a hotel, there is also a children's playground and a multi-purpose sports complex for volleyball, floorball, five-a-side football, soccer, tennis, and basketball. Předboj is located 16 km north of the center of Prague, 7 km from the border of the capital, 10 minutes to the shopping center and metro Letňany, 28 minutes by bus to the metro Ládví. In the center of Předboj, there is a general practitioner's office and a kindergarten, elementary school, and other civic amenities are in nearby Líbeznice.

#### Completion of Phase II - winter 2023/2024

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