



House Five-bedroom (6+kk)

€ 535 424 | CZK 13 490 000

290 m², Mělník, Všeštiny





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Usable area	290 m ²
Plot	604 m ²
Foot print	160 m ²
Garden	444 m ²
Floor area	213 m ²
Terrace	44 m ²
Parking	Double garage
Garage	34 m ²
Cellar	-
PENB	B
Reference number	104094

This energy-efficient new build spacious family house with a double garage and flat garden is currently being built in the Central Bohemian village of Vše study, in close proximity to a castle park. The village is situated on a flat terrain along the Vltava River, not far from Prague, which is easily accessible by suburban bus or car via the D8 highway.

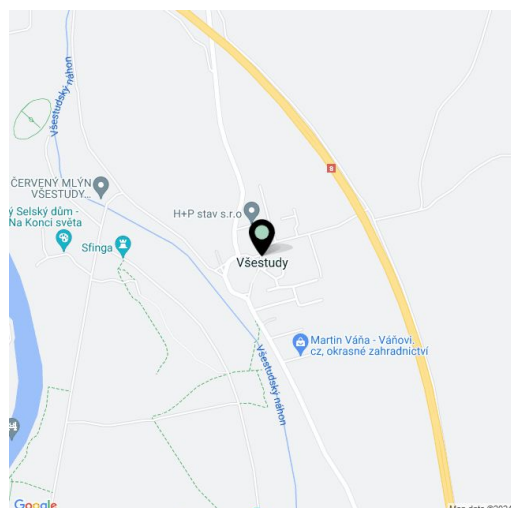
The ground floor consists of a living room with a dining area and access to the **terrace**, an adjacent kitchen, a guest room, a bathroom (shower, toilet), a hallway with a wardrobe, an entrance hall, and a utility room with access to the outdoors and to the **double garage**. Upstairs is the private area with 3 bedrooms, a study/dressing room, and a bathroom (bathtub, sink, toilet, bidet). Although it is a semi-detached house, the views from the windows and terrace are designed to ensure **maximum privacy**.

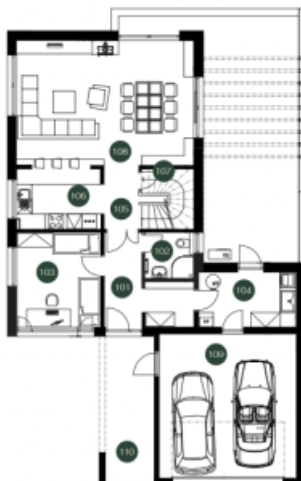
The building will be handed over complete but without final surfaces. The delivery will not include floors, interior doors, tiles, or bathroom fittings. Everything else, including the exterior, will be completed. Facilities include **large-format tiles**, **Egger** laminate floors in a Bardolino oak decor, seamless interior doors with a height of 2,100 mm, an **oak staircase**, **Somfy smart home system**, a camera and security system, underfloor heating, a **fireplace insert**, plastic windows with insulated glass with a preparation for exterior blinds, as well as **air-conditioning**, a heat pump, a **preparation for photovoltaic panels**, and a rainwater **retention tank** prepared for an irrigation system. The terrace will have a wooden surface and shading with a **pergola**. The house is currently in a state of rough construction, so **client changes are currently possible**. Final surfaces can be finished for an additional fee.

The residential project is part of the **Nad Parkem** area in the central part of the village, which sprawls along **the romantic Veltrusy castle park**. Thus, the project offers living in **an attractive area surrounded by nature**, yet within easy commuting distance to the city. There is a kindergarten, grocery store, and **equestrian club** in the area, with additional amenities in nearby Veltrusy. The village has good bus connections to the surrounding towns, and a suburban line also connects the village to the **Kobylisy metro station**.

Usable area 290.02 m² (of which is terrace 43.95 m², garage 33.57 m²), garden 444.1 m², built-up area 159,9 m², plot 604 m².

Completion is scheduled for summer 2024.



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101	Šatna + hala	9,82 m ²
102	Koupelna	3,79 m ²
103	Pokoj	13,30 m ²
104	Technická místnost	5,79 m ²
105	Chodba	3,63 m ²
106	Kuchyň	8,40 m ²
107	Sklad	4,00 m ²
108	Obývací pokoj + jídelna	36,71 m ²
109	Garáž	33,57 m ²
110	Krytý vstup	12,00 m ²

**PATRO**

201	Chodba	6,70 m ²
202	Pokoj	17,53 m ²
203	Pokoj	18,62 m ²
204	Koupelna	9,23 m ²
205	Ložnice	14,58 m ²
206	Šatna/Pracovna	9,18 m ²