



## House Five-bedroom (6+kk)

€ 630 284 | CZK 15 880 000

255 m<sup>2</sup>, Olomouc, Grygov, Sadová





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Usable area	255 m <sup>2</sup>
Plot	673 m <sup>2</sup>
Foot print	253 m <sup>2</sup>
Garden	485 m <sup>2</sup>
Floor area	197 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Parking	Garage + outdoor parking space
Garage	19 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	104375

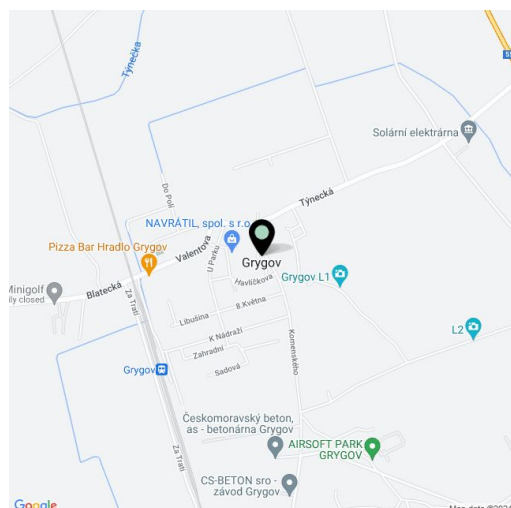
This new, energy-efficient building in an above-standard design is currently being built in a nice flat landscape in Haná, in the village of Grygov, located on the outskirts of the regional city of Olomouc, which is easily accessible by car, bus, and train. Expected completion by the end of 2024.

On the ground floor is a living room with a preparation for a kitchen and access to the **terrace**, as well as 2 bedrooms, a bathroom, a utility room, a foyer with direct access to the **garage** and a staircase leading to the first floor, where there is a private zone with 3 bedrooms, a bathroom, a **walk-in wardrobe**, and a storage room.

The quality facilities include plastic windows in **anthracite color** with **insulating triple glazing** and a preparation for exterior shading, large-format RAKO Betonico tiles, Egger floors in **natural oak**, full white interior doors with concealed hinges (height 2,100 mm), an **oak staircase**, **Somfy** smart home system, **recuperation unit** enabling cooling or heating, **underfloor heating** with a Vaillant air-to-water heat pump with the option of underfloor cooling, camera and security system, rainwater retention tank and preparation for an irrigation system, humidity monitoring in the house, carport, and a **preparation for photovoltaic panels**. The house will be handed over in the specified standard, with basic garden improvements, a sidewalk, an entrance made of BEST concrete paving (Karo natural), and a fenced plot. The final surfaces in the interior can be finished according to the specific requirements of the client.

The village with good civic amenities, including a kindergarten and elementary school, a Sokol center, a **bakery**, and a post office is located in the beautiful Haná countryside near the **Království nature reserve**. Advantages include close proximity to Olomouc (the train ride to the main train station takes only 5 minutes, the bus connection is also good) and easy access to the D35 highway or the I/55 expressway.

Usable area 255.38 m<sup>2</sup> (of which terrace 38.99 m<sup>2</sup>, parking space 36m<sup>2</sup>, garage 19.23 m<sup>2</sup>), built-up area 253.23 m<sup>2</sup>, garden 485.19 m<sup>2</sup>, plot 673 m<sup>2</sup>.





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## PŘÍZEMÍ

101	Zádvěří	22,34 m <sup>2</sup>
102	Garáž	19,23 m <sup>2</sup>
103	Technická místnost	5,67 m <sup>2</sup>
104	Obývací pokoj + KK	36,47 m <sup>2</sup>
105	Ložnice	12,38 m <sup>2</sup>
106	Pracovna	12,11 m <sup>2</sup>
107	Koupelna	4,61 m <sup>2</sup>
108	Pergola	36 m <sup>2</sup>
109	Terasa	39 m <sup>2</sup>



## PATRO

201	Chodba	5,91 m <sup>2</sup>
202	Ložnice	15,38 m <sup>2</sup>
203	Šatna	9,45 m <sup>2</sup>
204	Komora	4,76 m <sup>2</sup>
205	Koupelna	7,58 m <sup>2</sup>
206	Pokoj	12,11 m <sup>2</sup>
207	Pokoj	12,38 m <sup>2</sup>