



House Seven-bedroom (8+kk)

Ask for price

811 m², Beroun, Beroun, U Hájku



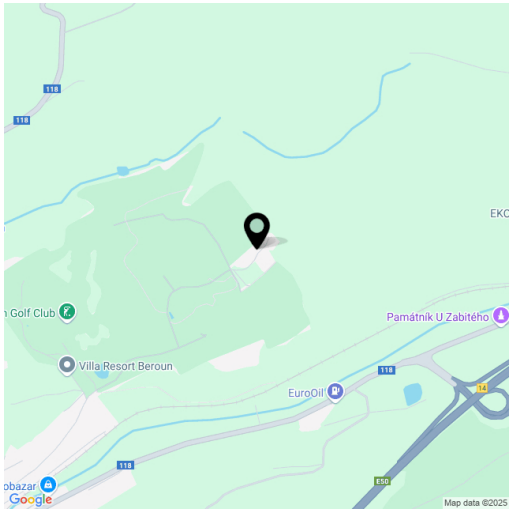


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Total area	811 m²
Plot	8 889 m²
Foot print	329 m²
Garden	8 560 m²
Floor area	599 m²
Terrace	165 m²
Parking	Double garage and covered parking for 5 additional vehicles
Garage	47 m²
Cellar	-
PENB	B
Reference number	108353



This state-of-the-art, technologically advanced residence is part of the private Royal Beroun Golf Club resort, situated on a southwest-facing slope between Beroun and Vráž, just a few minutes' drive from the town center. It boasts a captivating modern architecture, which masterfully combines premium natural materials while offering breathtaking views of a private swimming lake and the meticulously maintained grounds of a golf course.

Key criteria

- exclusive family villa located in the prestigious **Royal Beroun Golf Club resort**
- positioned at the top of a corner **plot with a total area of 8,889 m²**
- concept of a **luxuriously equipped** three-story residence with a **green roof**
- usable floor area of the house 811.3 m²
- **spacious terraces with a total area of 165.2 m²**
- double garage with direct access to the villa, a covered carport for an additional **4 vehicles**, and space for **3 more cars** on the property
- newly built **swimming lake**, 50 meters long and 2.5–4.5 meters deep, with a filtration system and diving platform
- private well and a 24 m³ retention tank
- automated garden irrigation connected to a weather station, managed based on current weather and soil moisture; underground boundary system for robotic mowing
- **tranquil location with stunning views**, just a 7-minute drive from full civic amenities
- approximately 30 km from the center of Prague

Property description

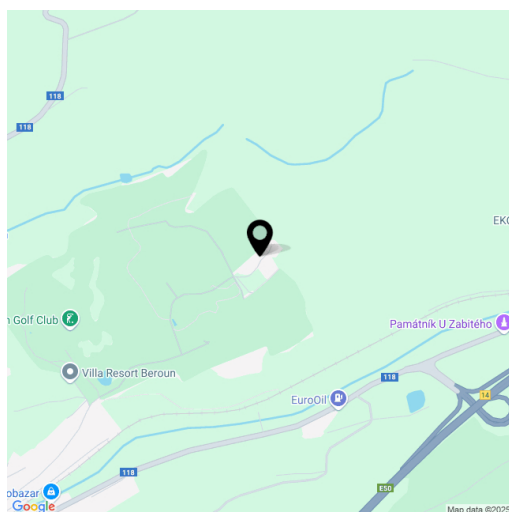
- 2 above-ground floors and 1 basement level
- **large-format sliding windows** with privacy film to prevent visibility into the house
- premium materials: white Croatian limestone, Mrákotín granite, sandstone, stone, **solid oak**
- interior designed by an academic painter
- **custom-made kitchen** fitted with **Miele, KitchenAid appliances, and Lacanche stove**
- living room with 5-meter ceilings, home cinema, wine cellar
- **5 bedrooms, each with an en-suite bathroom and walk-in wardrobe**
-



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fitness and wellness zone with **Finnish sauna, whirlpool, and gym**

- lounge with a fireplace and kitchenette, with access to the garden and a terrace with space for a grill
- integrated 52-speaker sound system
- **smart home system** manages:
 - capillary cooling, heating (underfloor and radiators), ventilation, **heat recovery**, hot water
 - **security**: cameras, alarm, smart locks
 - interior and exterior lighting and shading (curtains, blinds, screens, awnings)
 - home appliances and **central vacuum system**
 - multimedia control
 - garden irrigation and **robotic lawnmower**
- heating and hot water provided by a **heat pump** with a deep borehole, and a **fireplace**
- final inspection completed in September 2019

This peaceful location with breathtaking views of the surrounding countryside provides easy access to the center of Beroun, a town popular among kayakers and hikers. It serves as the gateway to the **Bohemian Karst**, home to some of the most visited natural sites in the country, including the Koněprusy Caves, **Karlštejn** Castle, and Svatý Jan pod Skalou. The town offers full civic amenities including schools, shops, restaurants, and sports facilities. Prague is accessible within 20 minutes via the D5 highway.

Total usable floor area 811.3 m² (interior 599.1 m², terraces 165.2 m², garage 47 m²)

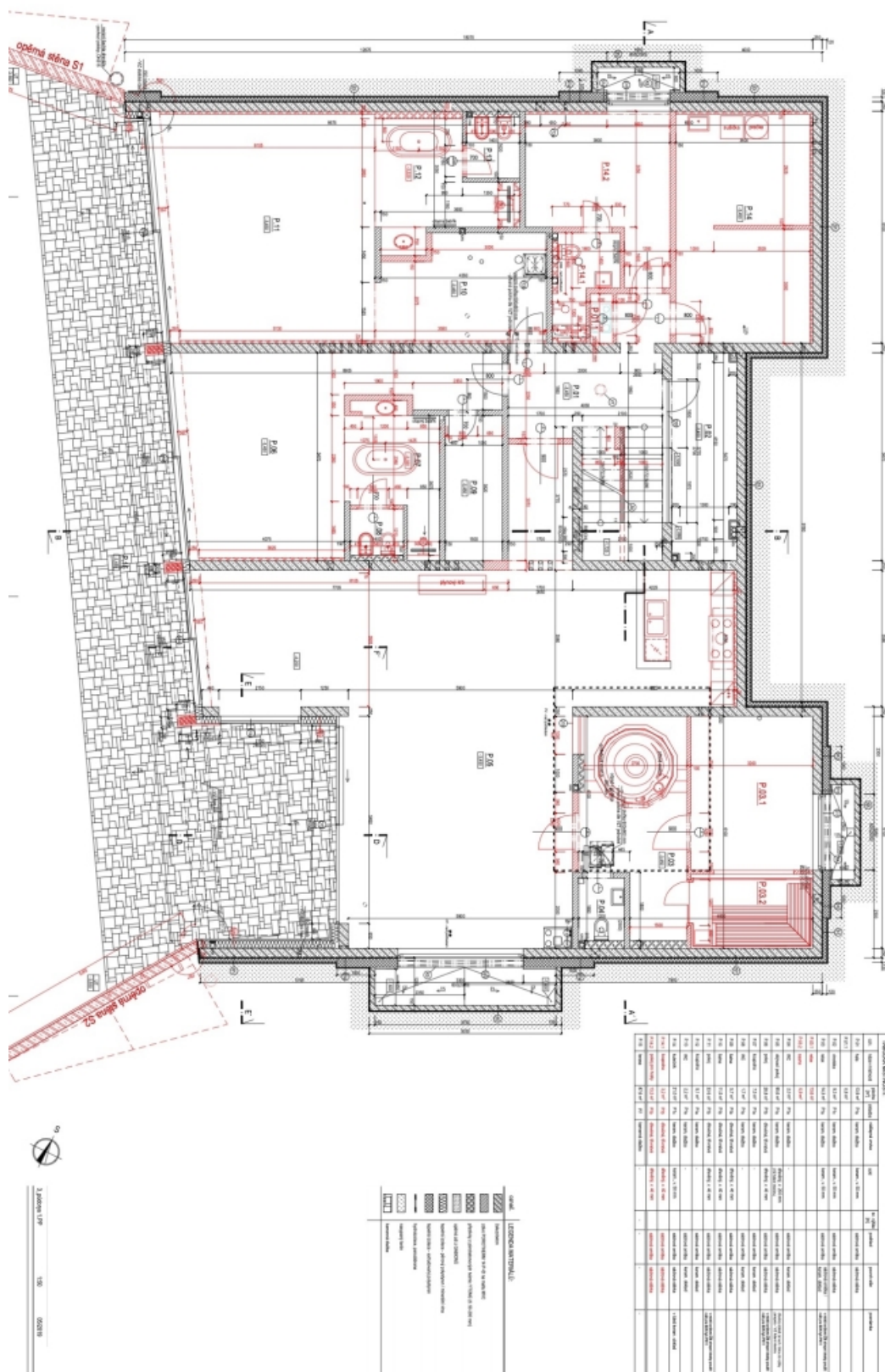
Total area of the plot 8,889 m² (villa, garden, lake, meadow).



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Symbol	U.S. SYMBOL
	American
	British
	Canadian
	Chinese
	French
	German
	Italian
	Japanese
	Mexican
	Russian
	South African
	Swedish
	Swiss
	Thai
	U.S.

S/N	Name of the Candidate	Date of Birth	Sex	Religion	Marital Status	Education	Occupation	Address	Phone No.	Email Address	Signature	Registration Number	
												Matriculation	Senior Secondary
1	Abdullahi, Abdulaziz	1990-01-15	M	Islam	Married	SSCE	Teacher	1234567890	080-1234567890	abdullahi.abdaziz@gmail.com	[Signature]	12345678	90123456
2	Adeniyi, Adebayo	1985-03-22	M	Christianity	Single	SSCE	Farmer	0987654321	080-9876543210	adeniyi.adebayo@gmail.com	[Signature]	23456789	01234567
3	Adekunle, Aisha	1992-07-10	F	Christianity	Single	SSCE	Student	1122334455	080-1122334455	adekunle.aisha@gmail.com	[Signature]	34567890	12345678
4	Adekunle, Ayo	1988-05-18	M	Christianity	Married	SSCE	Businessman	5566778899	080-5566778899	adekunle.ayo@gmail.com	[Signature]	45678901	23456789
5	Adekunle, Ayodeji	1995-09-05	M	Christianity	Single	SSCE	Student	9988776655	080-9988776655	adekunle.ayodeji@gmail.com	[Signature]	56789012	34567890
6	Adekunle, Ayotunde	1990-11-20	F	Christianity	Single	SSCE	Student	4433221100	080-4433221100	adekunle.ayotunde@gmail.com	[Signature]	67890123	45678901
7	Adekunle, Ayotunde	1990-11-20	F	Christianity	Single	SSCE	Student	4433221100	080-4433221100	adekunle.ayotunde@gmail.com	[Signature]	67890123	45678901
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