



## House Four-bedroom (5+kk)

Sold

240 m<sup>2</sup>, Praha-východ, Úvaly





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Total area	240 m <sup>2</sup>
Plot	523 m <sup>2</sup>
Foot print	353 m <sup>2</sup>
Garden	170 m <sup>2</sup>
Floor area	200 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	Parking on the plot
Garage	Yes
Cellar	-
PENB	B
Reference number	35204

This new family house is being built on a corner plot in a residential part of Úvaly near a nature park. Located at the eastern edge of Prague, making the city easily accessible by car and public transport. Estimated completion date is planned for May 2020.

The ground floor consists of a 63.5 sq. m. large living area with a preparation for a kitchen and a **south-facing terrace**, a study/guest bedroom, a bathroom, a hallway, and a utility room. Upstairs is a master bedroom with an en-suite bathroom, another 2 bedrooms, and a bathroom (with a toilet).

The house will be equipped with **aluminum windows** with triple-glazed panes and anti-UV foils, **wooden floors**, underfloor heating in the living room and bathrooms (the heat source is a gas boiler), and high-quality sanitary ware. The house is connected to the city's water supply and sewerage system and also has its **own water well**. Parking is available on the plot.

There is a kindergarten and elementary school, a House of Children and Youth, a nursery, a health center, a dental office, a post office, grocery stores, cafes, restaurants, and other services. A bus stop is a few steps from the house, providing connections to the railway station with direct train links to Prague. **The ride to the city center takes 25 minutes.** Surrounding nature parks offer a number of hiking destinations, nature trails, lookout points, or castle ruins.

Interior 200 m<sup>2</sup>, terrace 40 m<sup>2</sup>, built-up area 353 m<sup>2</sup>, garden 170 m<sup>2</sup>, land 523 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.