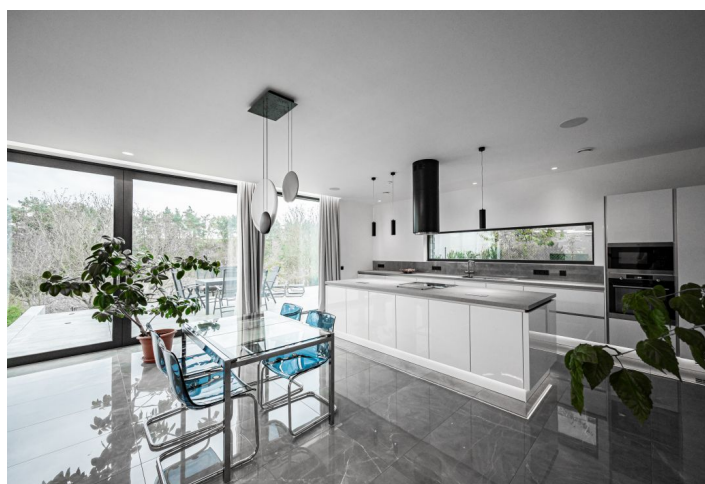




## House Four-bedroom (5+kk)

€ 926 750 | CZK 22 900 000

275 m², Praha-východ, Podolanka, Za Kovárnou





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|                  |               |
|------------------|---------------|
| Plot             | 896 m²        |
| Foot print       | 268 m²        |
| Garden           | 628 m²        |
| Parking          | Double garage |
| Garage           | Yes           |
| Cellar           | -             |
| PENB             | B             |
| Reference number | 103249        |

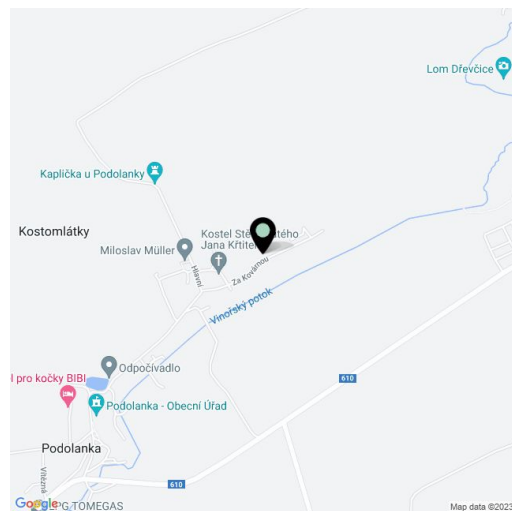
This modern family house from 2020 with a bright interior, a double garage, and a south-facing garden is located in a new development in a small village situated in a quiet area close to the northeastern edge of Prague.

On the entrance level of the house are 3 bedrooms, a bathroom and a separate toilet, a stairwell, and an entrance hall with **direct access** to the **garage**. The lower floor is dominated by an over **60-meter living space** with a kitchen, dining room, and relaxation area. There is also a master bedroom with a **walk-in closet**, a study, a bathroom, a separate toilet, 3 storage rooms, a pantry, and a utility room with laundry.

The entire house has hot water **underfloor heating**, the source of heat is a Buderus gas boiler. There are electric floor mats in the bathrooms, and a wood-burning **fireplace** in the living room. The house is equipped with an **intelligent Loxone system** controlling heating (including a weather station and weather prediction), ventilation, and **recuperation** (humidity and CO2 sensors), shading (**exterior blinds** that can be tilted according to the angle of the sun and calculating the temperature and illumination in the room), lighting (illumination and motion sensors), **audio system**, home security (alarm including sensors in the windows and doors, **UniFi Protect** camera system), access to the house (**electromechanical lock** on both entry points, which can also be controlled remotely by **DoorBird**, and the Hörmann garage door), and the **automatic irrigation of the garden**. The home technologies also include its **own spare energy source** and a complete preparation for the installation of air-conditioning units.

A kindergarten and elementary school or a grocery store are 5 minutes away by car, the outskirts of Prague (Letňany with a metro station and a P+R parking lot are about 15 minutes away), and it is also easy to get to the D10 highway. The location by the **Vinořský Stream** stands out for its **natural beauty** and the presence of **protected animal species**, especially birds. The flat terrain allows for easy walks or **bike trips**, for example to Brandýs nad Labem and further along the **Elbe River bike path**.

Usable area 274.6 m², built-up area 268 m², garden 628 m², plot 896 m².

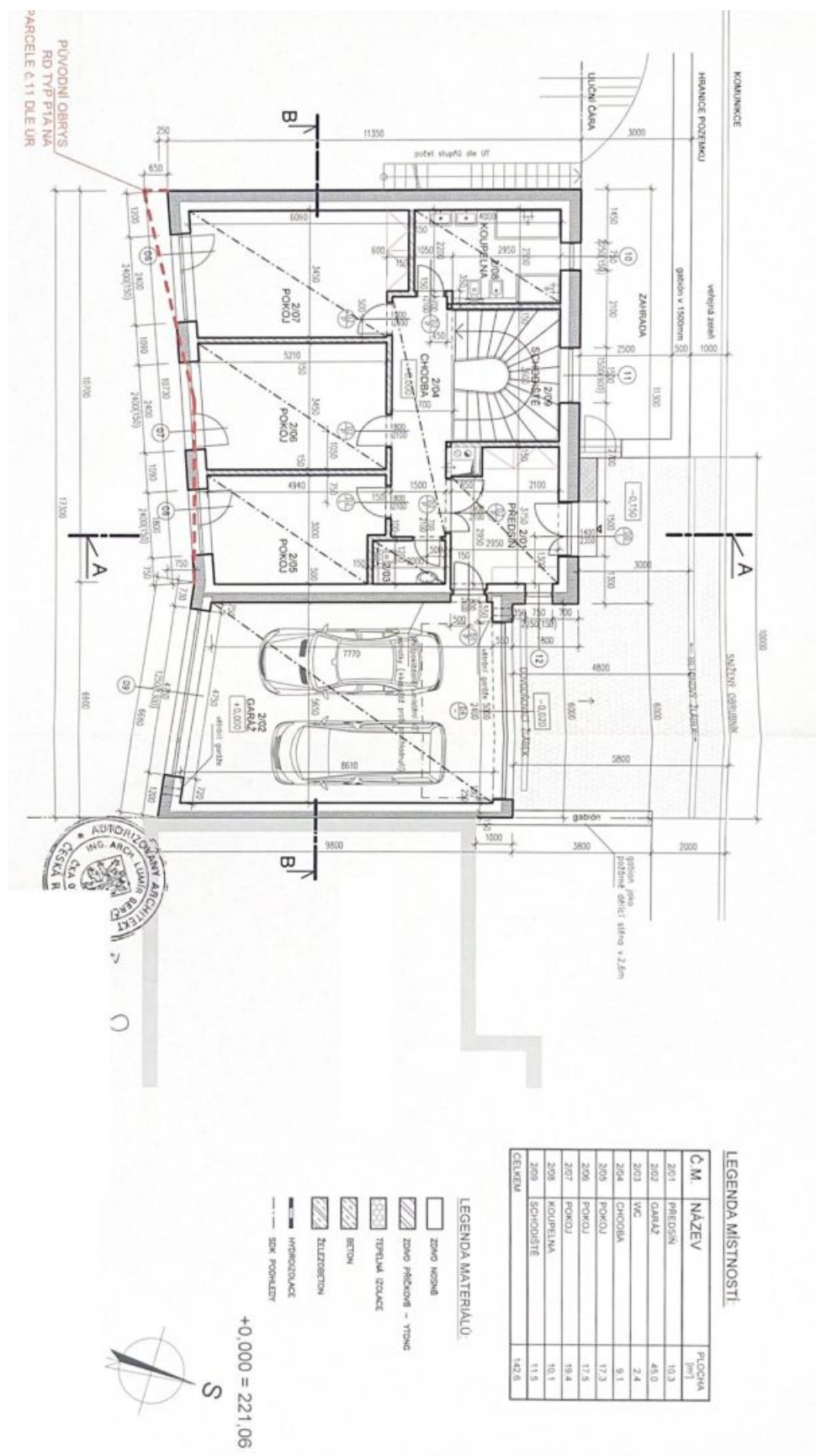




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