



## House Four-bedroom (5+kk)

Sold

210 m<sup>2</sup>, Praha-východ, Nový Vestec, Dubová





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Plot	429 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	C
Reference number	101652

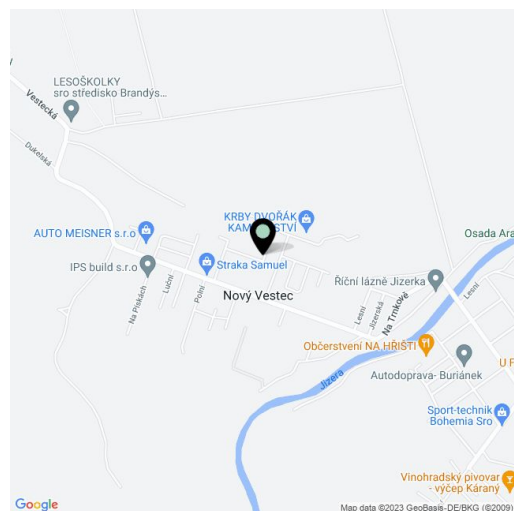
**This new-build family house full of daylight, with a terrace under a bioclimatic pergola, a garage, and a flat sunny garden is located on a cul-de-sac in the village of Nový Vestec. This new villa development is set right next to the forest park near Stará Boleslav, a few minutes' drive from the northeastern edge of Prague.**

The ground floor consists of more than **50 meters of living space** with a **southwest-facing terrace** and a preparation for a kitchen, as well as a **dressing room**, a storage room, a toilet, a utility room, and a foyer. The private zone on the first floor consists of 4 bedrooms, a bathroom (with bathtub, shower, toilet, and double sink), a separate toilet, and **two dressing rooms**.

The brick house (separate half of a semi-detached house) was **approved in December 2022**. Quality equipment includes triple-glazed windows and exterior electric blinds with the possibility of central closing, glued **wooden floors**, **air-conditioning** throughout the house, a central vacuum cleaner, a security system, rebated doors, and **underfloor heating** connected to the **heat pump**. The surface of the terrace is made of **exotic Garapa wood**; an **electrically controlled bioclimatic pergola provides shading**. Parking is provided by the **garage**, which has access to the garden. **The flat grassy plot** is maintained with **automatic irrigation**.

The house is located on a quiet cul-de-sac. A kindergarten and elementary school and other civic amenities are within a short distance by car or bus from a nearby stop. The place is also conveniently located for commuters to Prague; Černý Most is just a few minutes' drive away on the D10 highway. The beautiful Elbe landscape surrounds the village; nearby is the **swimming lake** at Káraného, the **Toušeň bog spa**, the **Houšťka forest park** with sports fields, or the Černý orel natural monument, which is part of former **royal forests**. The landscape is crisscrossed by **bike routes and hiking and nature trails**; the **Blaník-Říp pilgrimage route** also passes through the area.

Usable area 210 m<sup>2</sup>, built-up area 129 m<sup>2</sup>, garden 300 m<sup>2</sup>, plot 429 m<sup>2</sup>.

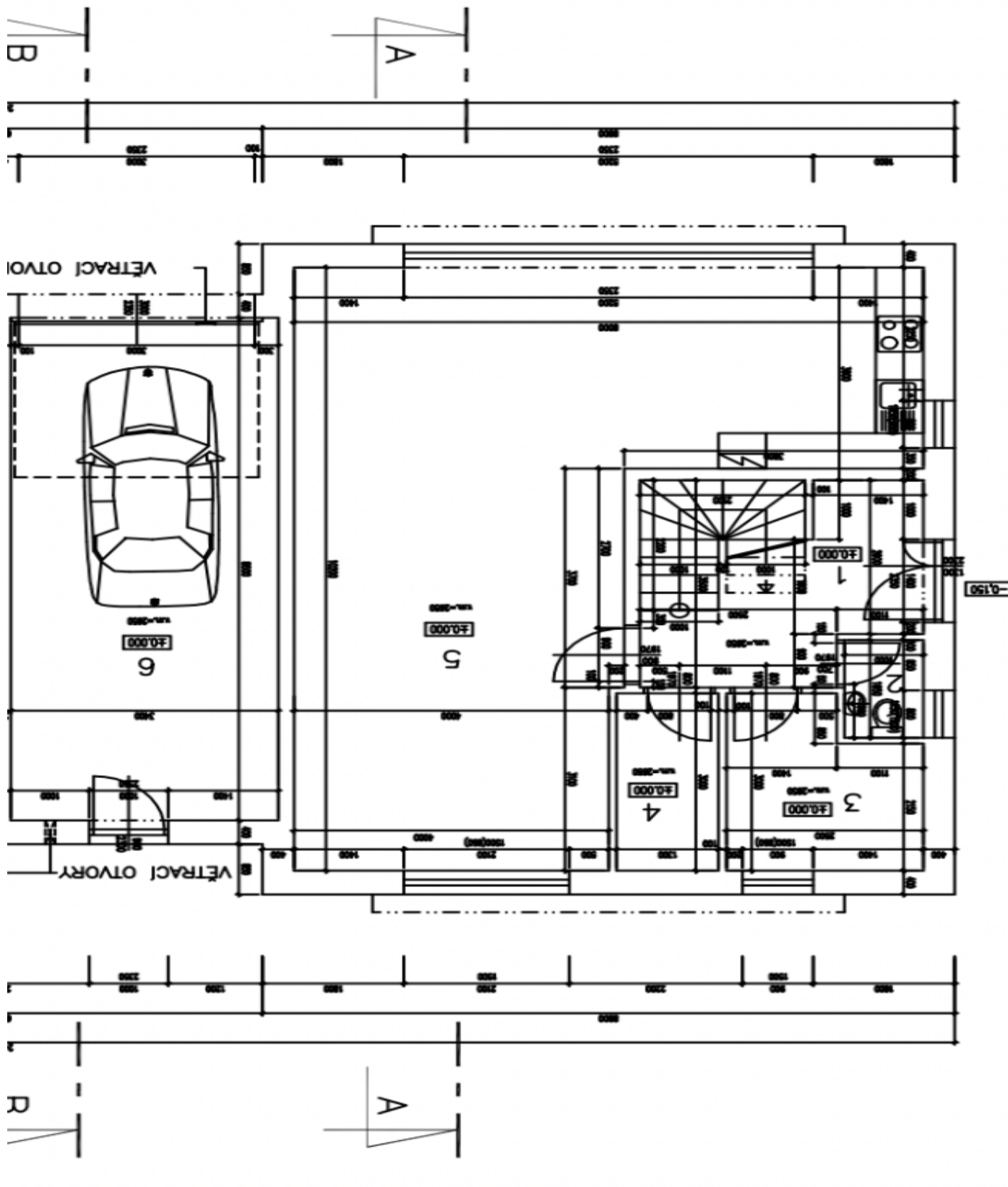




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