



House Five-bedroom (6+kk)

€ 534 152 | CZK 13 490 000

290 m², Mělník, Vše study





House Five-bedroom (6+kk)

€ 534 152 | CZK 13 490 000

290 m², Mělník, Všeštiny

Usable area	290 m ²
Plot	610 m ²
Foot print	160 m ²
Garden	450 m ²
Floor area	213 m ²
Terrace	44 m ²
Parking	Double garage
Garage	34 m ²
Cellar	-
PENB	B
Reference number	104093

This energy-efficient new build spacious family house with a double garage and flat garden is currently being built in the Central Bohemian village of Všeštiny, in close proximity to a castle park. The village is situated on a flat terrain along the Vltava River, not far from Prague, which is easily accessible by suburban bus or car via the D8 highway.

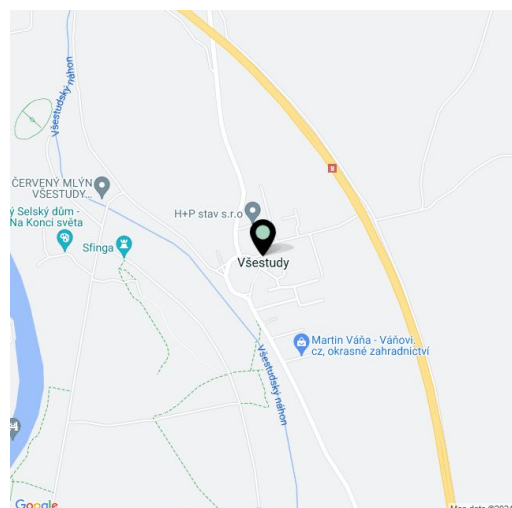
The ground floor consists of a living room with a dining area and access to the **terrace**, an adjacent kitchen, a guest room, a bathroom (shower, toilet), a hallway with a **wardrobe**, an entrance hall, and a utility room with access to the outdoors and to the **double garage**. Upstairs is the private area with 3 bedrooms, a study/dressing room, and a bathroom (bathtub, sink, toilet, bidet). Although it is a semi-detached house, the views from the windows and terrace are designed to **ensure maximum privacy**.

The building will be handed over complete but without final surfaces. The delivery will not include floors, interior doors, tiles, or bathroom fittings. Everything else, including the exterior, will be finished. Facilities include **large-format tiles**, **Egger** laminate floors in a Bardolino oak decor, seamless interior doors with a height of 2,100 mm, an **oak staircase**, a **Somfy smart home system**, a camera and security system, **underfloor heating**, a fireplace insert, plastic windows with insulated glass with a preparation for **exterior blinds**, as well as **air-conditioning**, a heat pump, a preparation for photovoltaic panels, and a rainwater **retention tank** prepared for an irrigation system. The terrace will have a wooden surface and shading with a **pergola**. The house is currently in a state of rough construction, so **client changes** are currently possible. Final surfaces can be finished for an additional fee.

This emerging residential project is part of the **Nad Parkem** area in the central part of the village, which sprawls along the **romantic Veltrusy castle park**. Thus, the project offers housing in an attractive area surrounded by nature, yet within good commuting distance to the city. There is a kindergarten, grocery store, and **equestrian club** in the area, with additional amenities in nearby Veltrusy. The village has good bus connections to the surrounding towns, and a suburban line also connects the village to the **Kobylisy metro station**.

Usable area 290.02 m² (of which the terrace is 43.95 m² and garage 33.57 m²), garden 450.1 m², built-up area 159.9 m², plot 610 m².

Completion is scheduled for **summer 2024**.

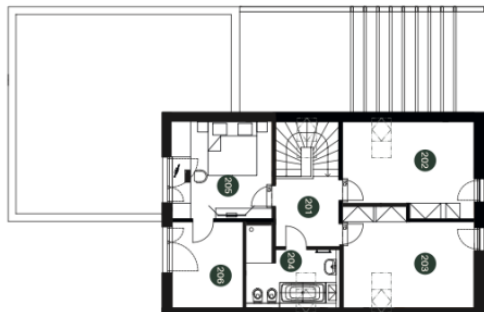




House Five-bedroom (6+kk)

290 m², Mělník, Vše study

€ 534 152 | CZK 13 490 000



PÁTÉ PATRO		
201	Chodba	6,70 m ²
202	Pokoj	17,53 m ²
203	Pokoj	18,62 m ²
204	Koupelna	9,23 m ²
205	Ložnice	14,58 m ²
206	Šatna/Pracovna	9,18 m ²



PŘÍZEMÍ		
101	Šatna + hala	9,82 m ²
102	Koupelna	3,79 m ²
103	Pokoj	13,30 m ²
104	Technická místnost	5,79 m ²
105	Chodba	3,63 m ²
106	Kuchyň	8,40 m ²
107	Sklad	4,00 m ²
108	Obývací pokoj + jídelna	36,71 m ²
109	Garáž	33,57 m ²
110	Krytý vstup	12,00 m ²