



House Five-bedroom (6+kk)

€ 630 284 | CZK 15 880 000

255 m², Olomouc, Grygov, Sadová





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Usable area	255 m²
Plot	673 m²
Foot print	253 m²
Garden	485 m²
Floor area	197 m²
Terrace	39 m²
Parking	Garage + outdoor parking space
Garage	19 m²
Cellar	-
PENB	B
Reference number	104375

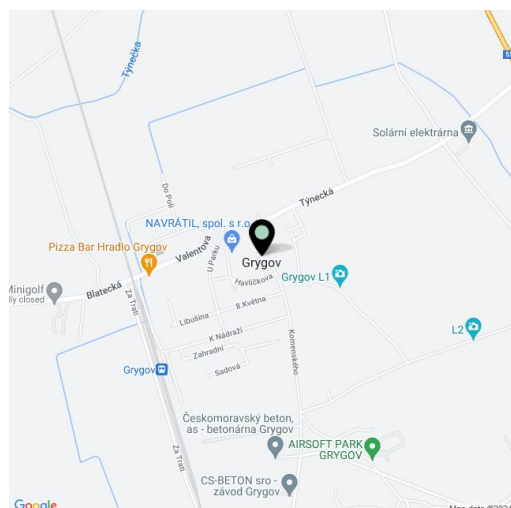
This new, energy-efficient building in an above-standard design is currently being built in a nice flat landscape in Haná, in the village of Grygov, located on the outskirts of the regional city of Olomouc, which is easily accessible by car, bus, and train. Expected completion by the end of 2024.

On the ground floor is a living room with a preparation for a kitchen and access to the **terrace**, as well as 2 bedrooms, a bathroom, a utility room, a foyer with direct access to the **garage** and a staircase leading to the first floor, where there is a private zone with 3 bedrooms, a bathroom, a **walk-in wardrobe**, and a storage room.

The quality facilities include plastic windows in **anthracite color** with **insulating triple glazing** and a preparation for exterior shading, large-format RAKO Betonico tiles, Egger floors in **natural oak**, full white interior doors with concealed hinges (height 2,100 mm), an **oak staircase**, **Somfy** smart home system, **recuperation unit** enabling cooling or heating, **underfloor heating** with a Vaillant air-to-water heat pump with the option of underfloor cooling, camera and security system, rainwater retention tank and preparation for an irrigation system, humidity monitoring in the house, carport, and a **preparation for photovoltaic panels**. The house will be handed over in the specified standard, with basic garden improvements, a sidewalk, an entrance made of BEST concrete paving (Karo natural), and a fenced plot. The final surfaces in the interior can be finished according to the specific requirements of the client.

The village with good civic amenities, including a kindergarten and elementary school, a Sokol center, a **bakery**, and a post office is located in the beautiful Haná countryside near the **Království nature reserve**. Advantages include close proximity to Olomouc (the train ride to the main train station takes only 5 minutes, the bus connection is also good) and easy access to the D35 highway or the I/55 expressway.

Usable area 255.38 m² (of which terrace 38.99 m², parking space 36m², garage 19.23 m²), built-up area 253.23 m², garden 485.19 m², plot 673 m².





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PŘÍZEMÍ

10 1	Zádvěří	22,34 m ²
10 2	Garáž	19,23 m ²
10 3	Technická místnost	5,67 m ²
10 4	Obývací pokoj + KK	36,47 m ²
10 5	Ložnice	12,38 m ²
10 6	Pracovna	12,11 m ²
10 7	Koupelna	4,61 m ²
10 8	Pergola	36 m ²
10 9	Terasa	39 m ²



PATRO

20 1	Chodba	5,91 m ²
20 2	Ložnice	15,38 m ²
20 3	Šatna	9,45 m ²
20 4	Komora	4,76 m ²
20 5	Koupelna	7,58 m ²
20 6	Pokoj	12,11 m ²
20 7	Pokoj	12,38 m ²