



## House Three-bedroom (4+kk)

€ 502 094 | CZK 12 590 000

136 m<sup>2</sup>, Praha-východ, Sluštice



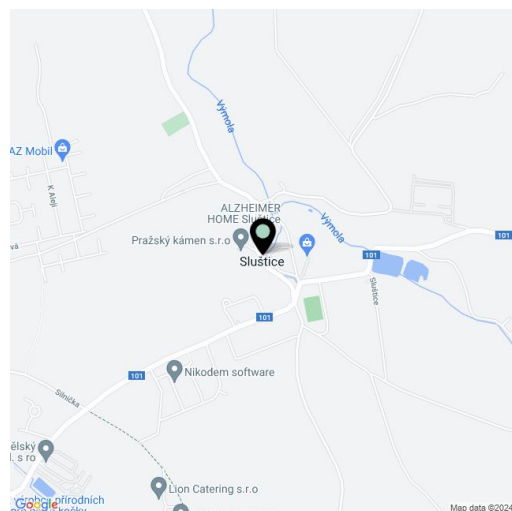


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Total area	136 m <sup>2</sup>
Plot	497 m <sup>2</sup>
Garden	324 m <sup>2</sup>
Floor area	119 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	2 parking spaces on the plot
Cellar	-
PENB	A
Reference number	105557



**This energy-efficient family house is part of a residential project that is currently being built in the village of Sluštice, in close proximity to Říčany with rich civic amenities and quick access to Prague. Expected completion date in October 2025.**

On the entry level is a living room with a preparation for a kitchen, a bathroom, a utility room, and an entrance hall. The living room has access to **the west-facing terrace**. Upstairs are 3 bedrooms, a bathroom (with a bathtub and toilet), and a hallway. The house comes with a **storage room** accessible from the outside.

The house is being constructed with an emphasis on the use of **quality materials and sustainable technologies**, which make the house extremely economical (PENB A). Facilities include anthracite color plastic windows with insulating triple glazing and **electrically controlled exterior blinds**, Swiss Aqua Technology, SAT, Optima, and Kaldewei **designer sanitary ware**, and class III safety entrance doors. The decor of the **vinyl floors**, large-format floor and wall tiles, and doors come in **several color options to choose from**. Optimum temperature and humidity will be ensured by the **recovery unit** and **floor heating** connected to the air-water **heat pump**. Thanks to the storage sump, **garden irrigation and rainwater flushing** are possible. The house is also **ready for the installation of solar panels and a car charger**. There will be **2 parking spaces** on the plot, and the entrance to the house will be decorated with a **professionally landscaped front garden**.

One of the project's great benefits is the **possibility of client changes**, which will allow new owners to adapt the layout of the houses and select standards according to their requirements.

The village has a grocery store, a **private kindergarten**, a **football club** with a playground, and an outdoor gym. There are other kindergartens and elementary schools, shops, and medical services in the vicinity. You can reach the Prague Ring Road in no time by car, as well as the nearby towns of Úvaly and Říčany with **excellent infrastructure** by bus. A bike path runs through the village, and the **Babický and Klánovický forests**, the **Škvorecká obora nature reserve**, or **Rokytká nature park** are all nearby.

Total usable area 135.92 m<sup>2</sup>, of which floor area 119.4 m<sup>2</sup> and terrace 16.52 m<sup>2</sup>, storage space 5.12 m<sup>2</sup>, garden 324 m<sup>2</sup>, plot 497 m<sup>2</sup>.

Estimated date of **completion of the first stage is fall 2025**.



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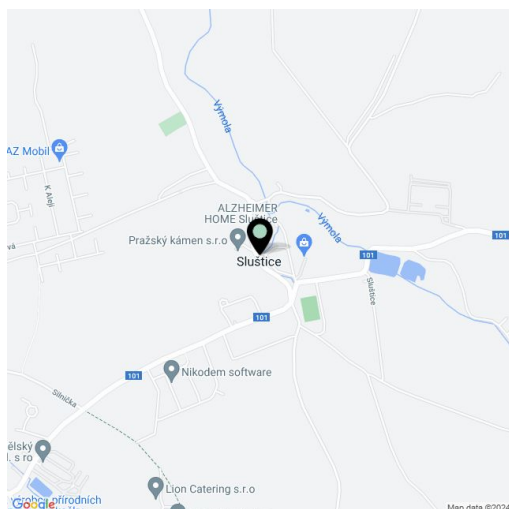
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Deposit of 10% of the purchase price after the conclusion of the future contract and payment of the purchase price after the house receives final approval.

Contact our office for a complete list of available houses.





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OZN.	MÍSTNOST	PLOCHA (m <sup>2</sup> )
1.01	Zádvěň	5,52
1.02	Koupečna	3,96
1.03	Technická místnost	4,25
1.04	Obyvací pokoj - KK	44,92
2.01	Chodba	7,36
2.02	Koupečna	5,22
2.03	Pokoj	12,78
2.04	Pokoj	12,06
2.05	Lůžnice	15,79
<b>PODLAHOVÁ PLOCHA</b>		119,4
<b>UŽITNÁ PLOCHA</b>		111,8
1.05	Sklad	5,12
1.06	Terasa	16,52

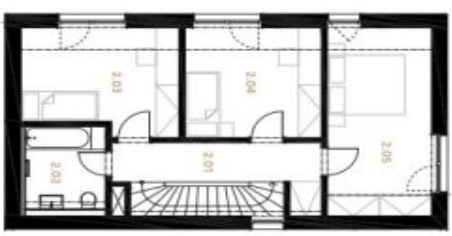


Parkování 2x stání	Podlaží 2 patra	Sklad 5,12 m <sup>2</sup>	Sřešho Sedlová	Podlahová plocha 119,4 m <sup>2</sup>	Pozemek 497 m <sup>2</sup>	PENB A	Zahrodo 324 m <sup>2</sup>
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Půdorys 1NP



Půdorys 2NP





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