



## House Four-bedroom (5+kk)

€ 1 028 503 | CZK 25 800 000

349 m<sup>2</sup>, Beroun, Králův Dvůr, Borová





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Total area	349 m <sup>2</sup>
Plot	791 m <sup>2</sup>
Foot print	252 m <sup>2</sup>
Floor area	256 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	Parking in the garage and on the plot in front of the house
Garage	32 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	105874

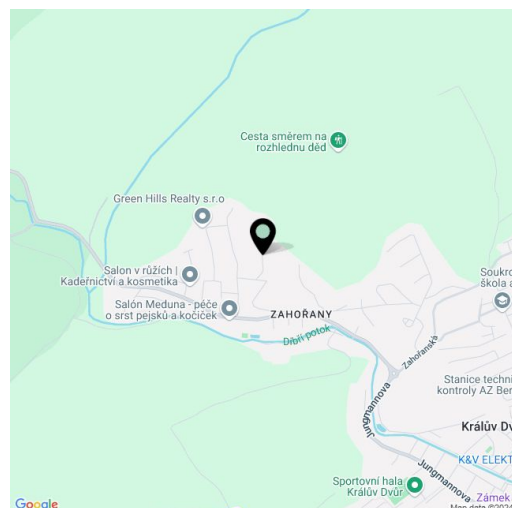
**This energy-efficient, air-conditioned family house from 2021 in a superior design, with a sauna, Jacuzzi, and wonderful views of the garden and the surrounding landscape is set on a southern slope below a forest. This quiet place is located on the outskirts of the town of Králův Dvůr, from which Prague and Pilsen are easily accessible.**

The entrance level consists of a generously designed and beautifully lit living space connected to an open plan kitchen and dining area with a total size of **more than 80 m<sup>2</sup>**, a bedroom with its own bathroom (shower and toilet) ideal as a study or guest room, a foyer leading to a hallway, a separate toilet, a **walk-in wardrobe**, a utility room, a closet, and a smaller storage space under the stairs suitable as a **wine cellar**. Upstairs are 3 bedrooms. Two of them, facing the garden, have access to the **terrace**, and the bedroom facing the street has an en-suite bathroom (shower and toilet). One of the bedrooms is currently used as a gym with an **infrared sauna**, the other has a **walk-in closet**. This level also includes a spacious bathroom with a bathtub and shower.

The house was approved in 2021. Windows are triple-glazed **aluminum** with electric exterior **anthracite shutters**, the floors on the ground floor are covered with **concrete** and upstairs in Quick Step vinyl; the **Prum** interior doors are white. There is **underfloor heating** throughout, supplemented by a **fireplace** in the living room; the primary heat source is a Bosch gas boiler. The kitchen is **Senesi** with **quality appliances** (e.g. Siemens or Franke), and the equipment includes **air-conditioning**, **Villeroy & Boch** and **Grohe** sanitary ware, a Beam Platinum **central vacuum cleaner**, optical cable, or a **security system with 4HD cameras with night vision**. Parking is provided by a garage with direct access to the house, and there is another parking space on the property. The garden, which is **automatically irrigated** with rainwater, is easy to maintain due to its size, and there is a **Villeroy & Boch hot tub** on the terrace under a pergola.

The elevated position of the property at the end of a cul-de-sac not far from a **forest** adjacent to the **Křivoklátsko PLA** guarantees nice views and the opportunity to spend free time in nature. On the other side, the town is surrounded by the **Český karst PLA**. Kindergartens and schools, supermarkets, sports fields, and other civic amenities operate in Králův Dvůr, while Prague as well as Pilsen are easily accessible via the D5 highway. Příbram is also within easy reach. Králův Dvůr is connected to the surrounding towns by buses and trains.

Usable area 348.67 m<sup>2</sup>, of which terraces 60 m<sup>2</sup> and





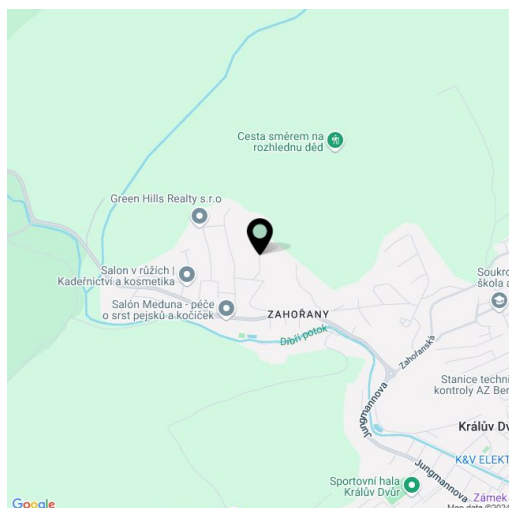
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a garage 32.23 m<sup>2</sup>, built-up area 252 m<sup>2</sup>, garden 539 m<sup>2</sup>, plot 791 m<sup>2</sup>.

Total area	349 m <sup>2</sup>
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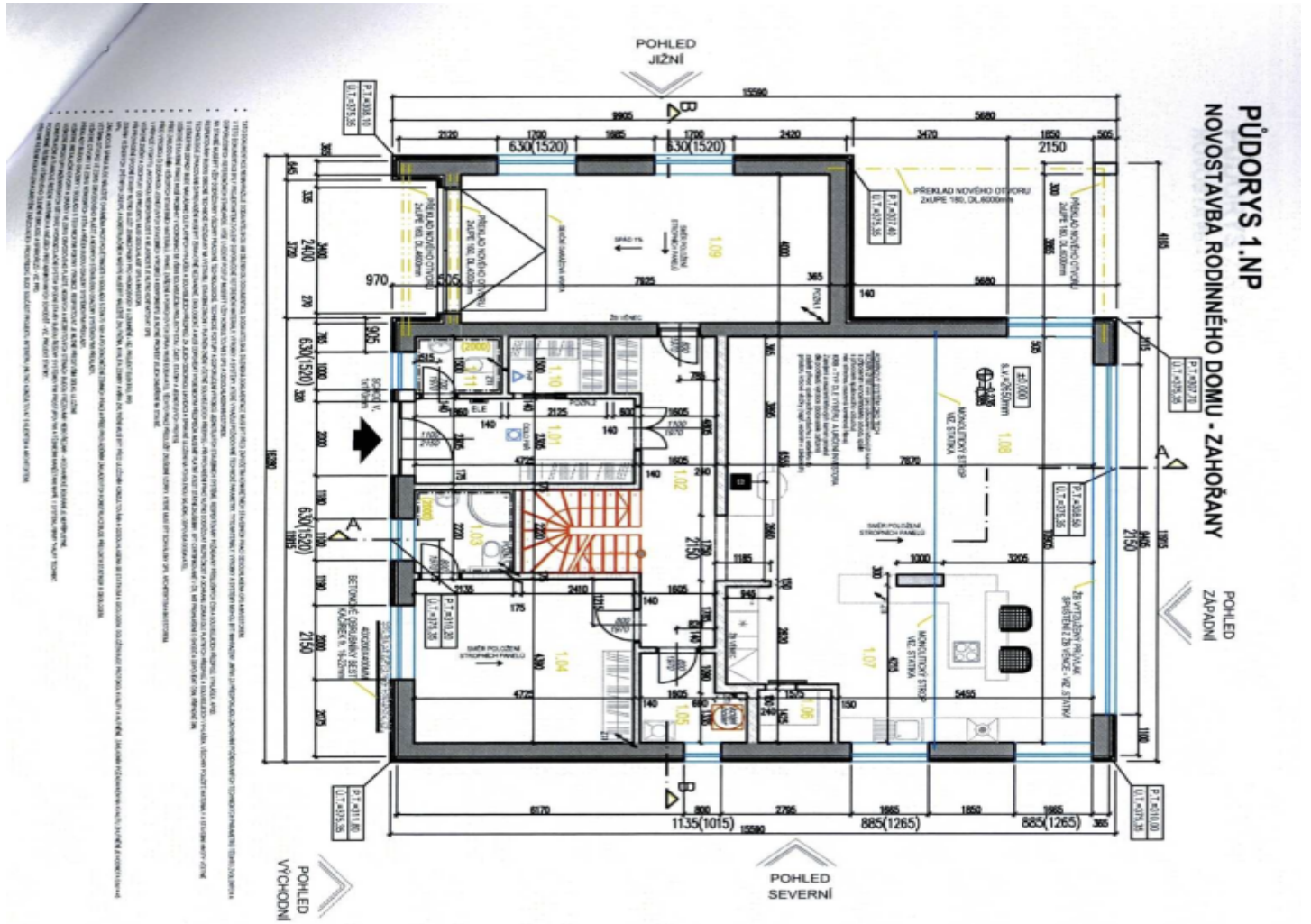




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**PŮDORYS 1.NP**  
 NOVOSTAVBA RODINNÉHO DOMU - ZAHORANY  
 POHLED ZÁPADNÍ

- ECOTON Brodina Standard 36.5 + DOUŠEK ISOVER SEDY T. 14mm
- NA MS ZDICI MAL TU  
ROZMĚRY 247 x 353 x 249 mm
- PLAŠ KUCHONĚ NA BLOC 300x100mm
- 0712250 v obou provedení, výhled betonovou sítí C20/25 XC1
- ROZMĚRY 247 x 353 x 249 mm
- ECOTON sander P-0 240 T. 240 mm
- NA HELUZ MS ZDICI MAL TU  
ROZMĚRY 247 x 240 x 249 mm
- Ecoton H 0 brodina P 15, 140mm
- NA HELUZ MS ZDICI MAL TU  
ROZMĚRY 247 x 140 x 249 mm
- Ecoton H 5 P-0, P-15, 175mm
- NA HELUZ MS ZDICI MAL TU  
ROZMĚRY 247 x 175 x 249 mm

**LEGENDA MÍSTNOSTÍ 1.NP**

ČÍSLO MÍSTNOSTI	POJ. JAKO	TRŽNÍČKOVÝ ROZ. (mm)	POZ. JAKO
101	ZOBENKA	1088	300x300 LITKA
102	CHOKOVA	1136	300x300 LITKA
103	KORTELKA - WC	4.83	KERAM. DLAŽBA
104	LODŽIE	20.14	300x300 LITKA
105	TECHNICKÁ NĚKVEST	4.80	300x300 LITKA
106	KONKSA	2.24	300x300 LITKA
107	KUCHONĚ	30.27	300x300 LITKA
108	SPRACOVACÍ POKOJ	51.87	KERAM. DLAŽBA
109	GAZDZ	1.19	300x300 LITKA
110	BALNA	1.19	300x300 LITKA
111	WC	1.19	KERAM. DLAŽBA

176.99 m<sup>2</sup>

POZN. 1 = OUVĚTRANÍ RADONU Z PODLOŽÍ  
 POZN. 2 = POULZDRO (LAP, plyn, Edisse) - ŠÍŘE 900mm VÝŠKA 1970mm

DOKUMENTACE ZHROUČENÁ V ROZSAHU NUTNÉHO PRO POUČTENÍ STAVBY,  
 POKROČKOSTI A REALIZACI RESTITUE PROVADEČCHO PROJEKTU DĚLE PRŮBĚHU  
 ±0,000=309,650 m.n.m. BpV - RD

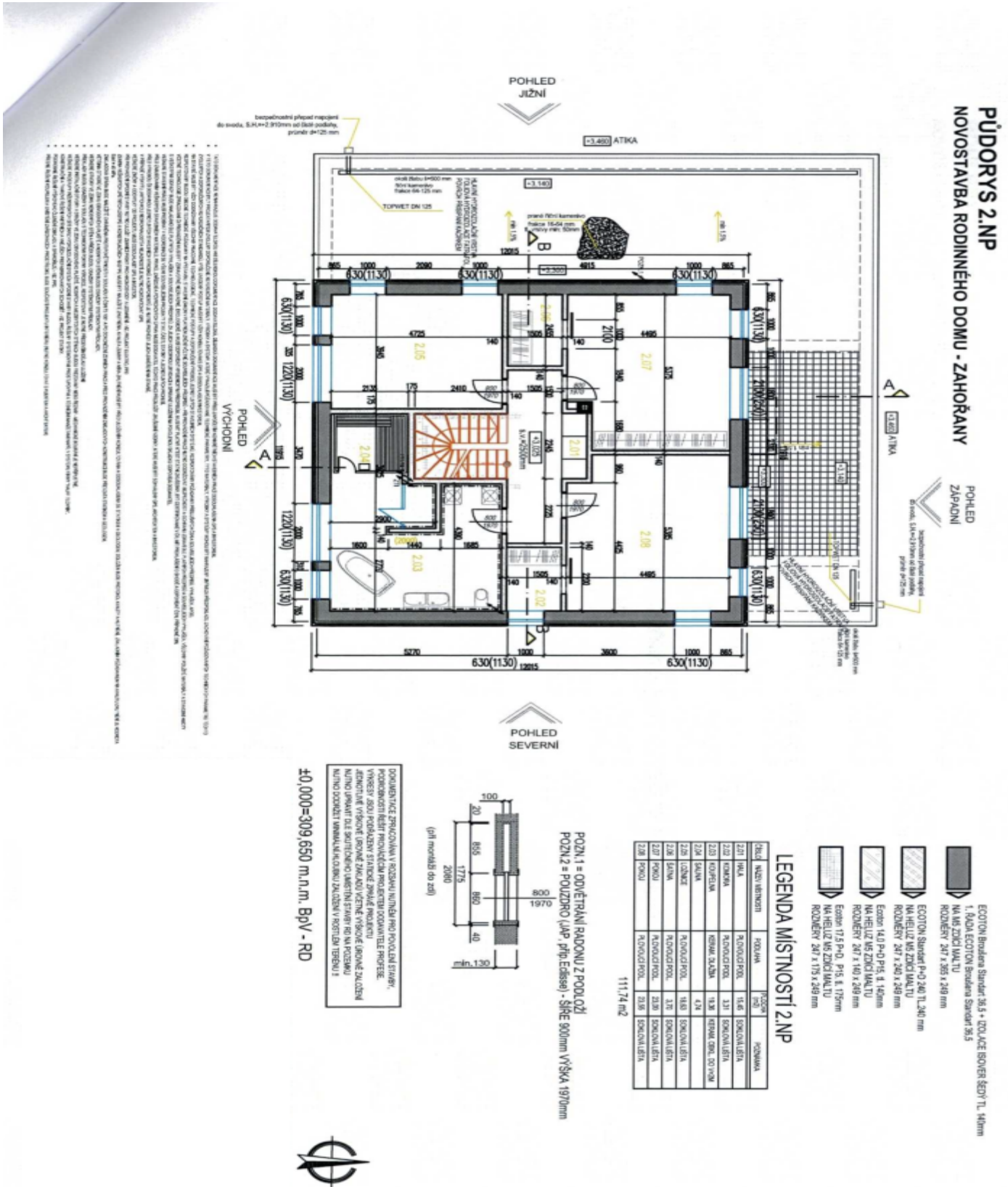




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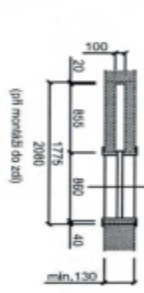
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## PŮDORYS 2.NP NOVOSTAVBA RODINNÉHO DOMU - ZAHOŘANY

**LEGENDA MÍSTNOSTÍ 2.NP**

POZ. / NÁZEV MÍSTNOSTI	POZEM. PLOCHA (m <sup>2</sup> )	PROSTOR. PLOCHA (m <sup>2</sup> )	POZEM. VÝŠKA (mm)
2.01 KUCHYŇA	10,68	10,68	2400
2.02 KUCHYŇA	10,68	10,68	2400
2.03 KUCHYŇA	10,68	10,68	2400
2.04 KUCHYŇA	10,68	10,68	2400
2.05 KUCHYŇA	10,68	10,68	2400
2.06 KUCHYŇA	10,68	10,68	2400
2.07 KUCHYŇA	10,68	10,68	2400
2.08 KUCHYŇA	10,68	10,68	2400



POZ. 1 = ODVĚTRANÍ RÁDCONU Z PODLAŽÍ  
POZ. 2 = POUZDRO (úpr. p/řb. Esssee) - šířka 900mm VÝŠKA 1970mm

±0,000=309,650 m.n.m. BpV - RD

