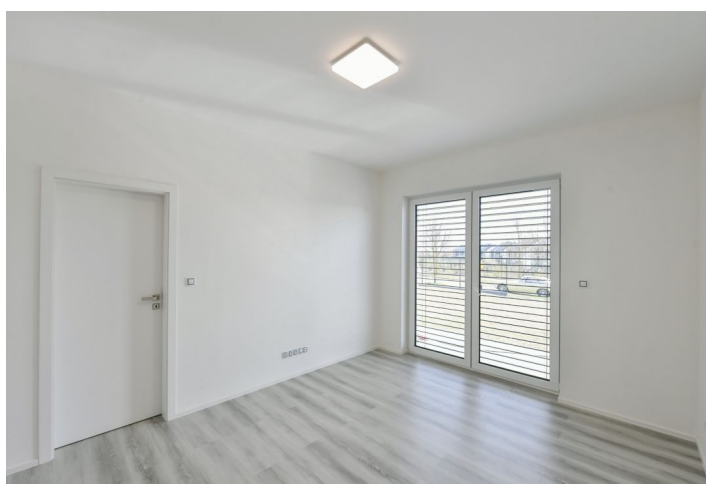
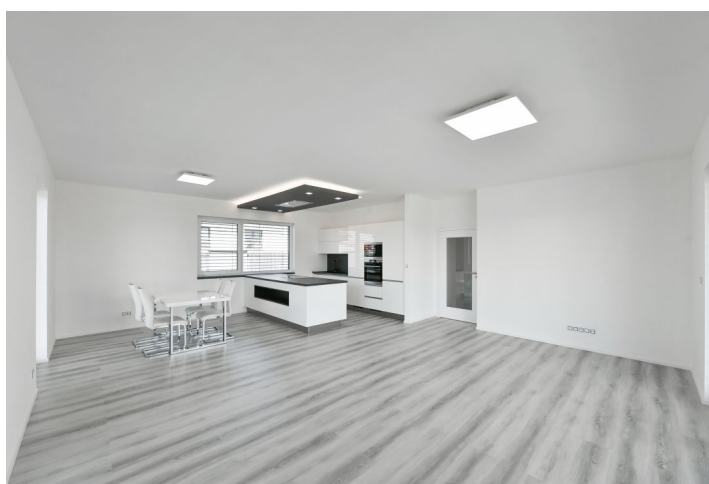




## House Three-bedroom (4+kk)

Sold

139 m<sup>2</sup>, Beroun, Vysoký Újezd, U Vodárny





## House Three-bedroom (4+kk)

**Sold**139 m<sup>2</sup>, Beroun, Vysoký Újezd, U Vodárny

Plot	867 m <sup>2</sup>
Foot print	167 m <sup>2</sup>
Garden	700 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	B
Reference number	41005

This recently completed timeless family house is part of a new development in the emerging village of Vysoký Újezd, offering proximity to wildlife, a golf course, just a few minutes drive from the outskirts of Prague.

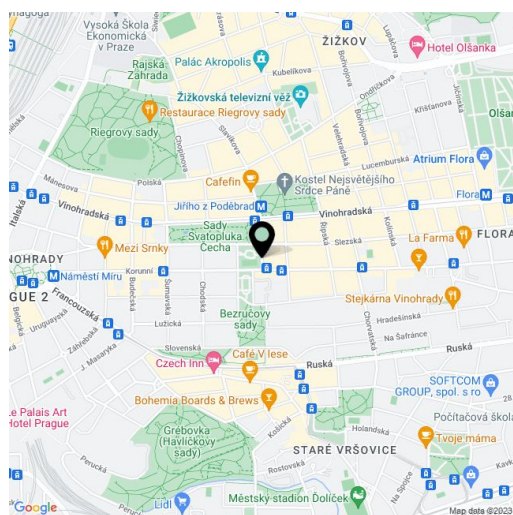
The practical layout consists of a bright living room with an open plan kitchen and access to a **covered garden terrace**, a master bedroom, a bedroom with a walk-in wardrobe and another bedroom, a bathroom (with a bath, shower, toilet, and double sink), a separate toilet, a utility room with a connection for a washer and dryer, a hallway, and a foyer.

The house was approved in March 2022. Quality facilities include large-format plastic windows with insulated triple-glazed panes and **exterior window blinds**, vinyl floors with underfloor heating, a **Sykora** kitchen, and **Sapeli** interior doors with magnetic locks. The attic provides plenty of **storage space** (approx. 30 sq. m., clear height approx. 2 m). The house can be extended by another living area or a large garage.

A nice calm place near a kindergarden and elementary school, a grocery store, and a bus stop with suburban connections to the **Zličín metro station** (28-minute ride). When traveling by car, an advantage is the fast connection to the D7 highway and the Prague Ring Road. Fans of golf will appreciate the local **18-hole course**; if you prefer nature hikes, we recommend the nearby **Czech Karst** or the **Křivoklátsko Protected Landscape Area**.

Usable area 139 m<sup>2</sup>, built-up area 167 m<sup>2</sup>, garden 700 m<sup>2</sup>, land 867 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

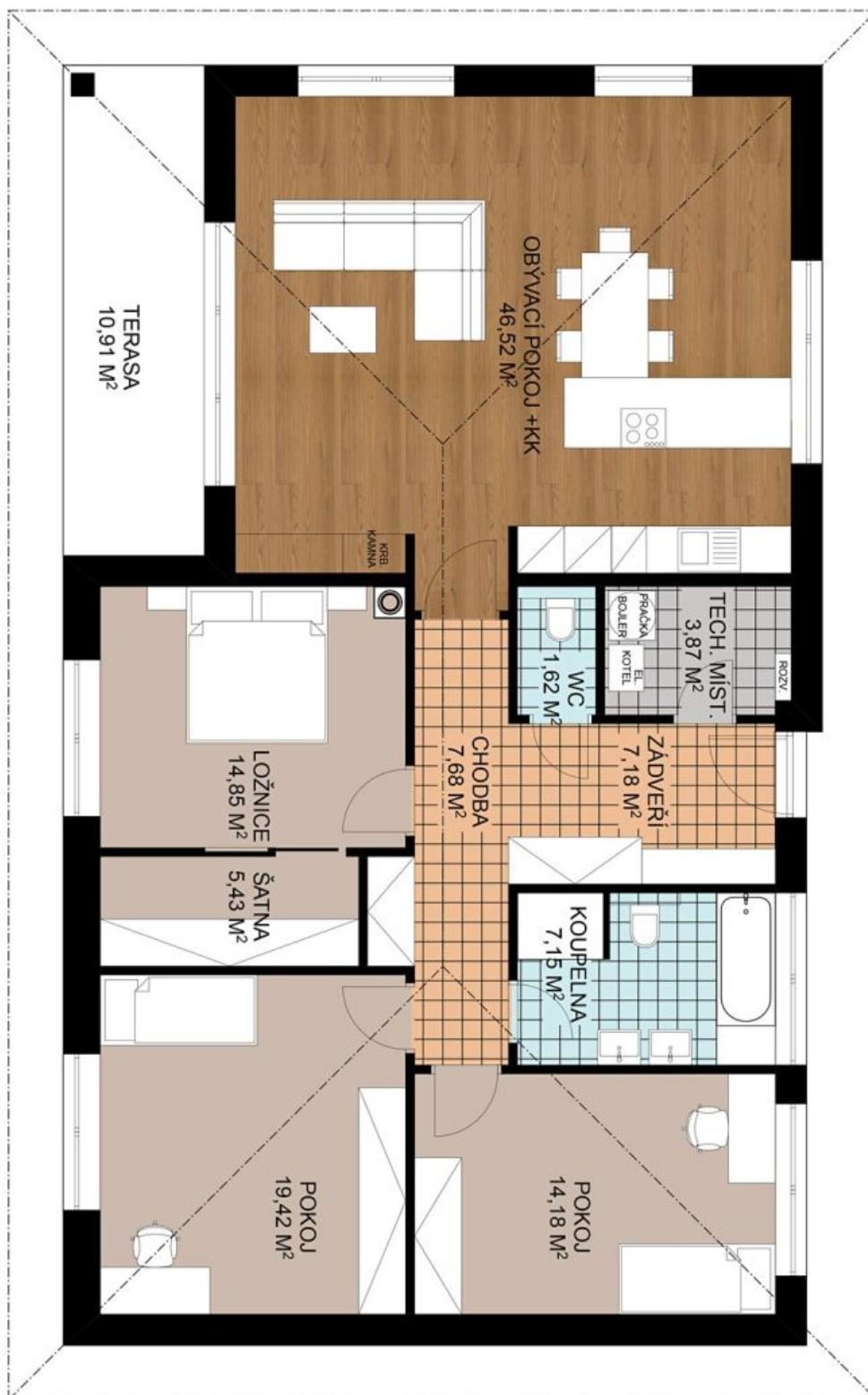




## House Three-bedroom (4+kk)

139 m<sup>2</sup>, Beroun, Vysoký Újezd, U Vodárny

Sold



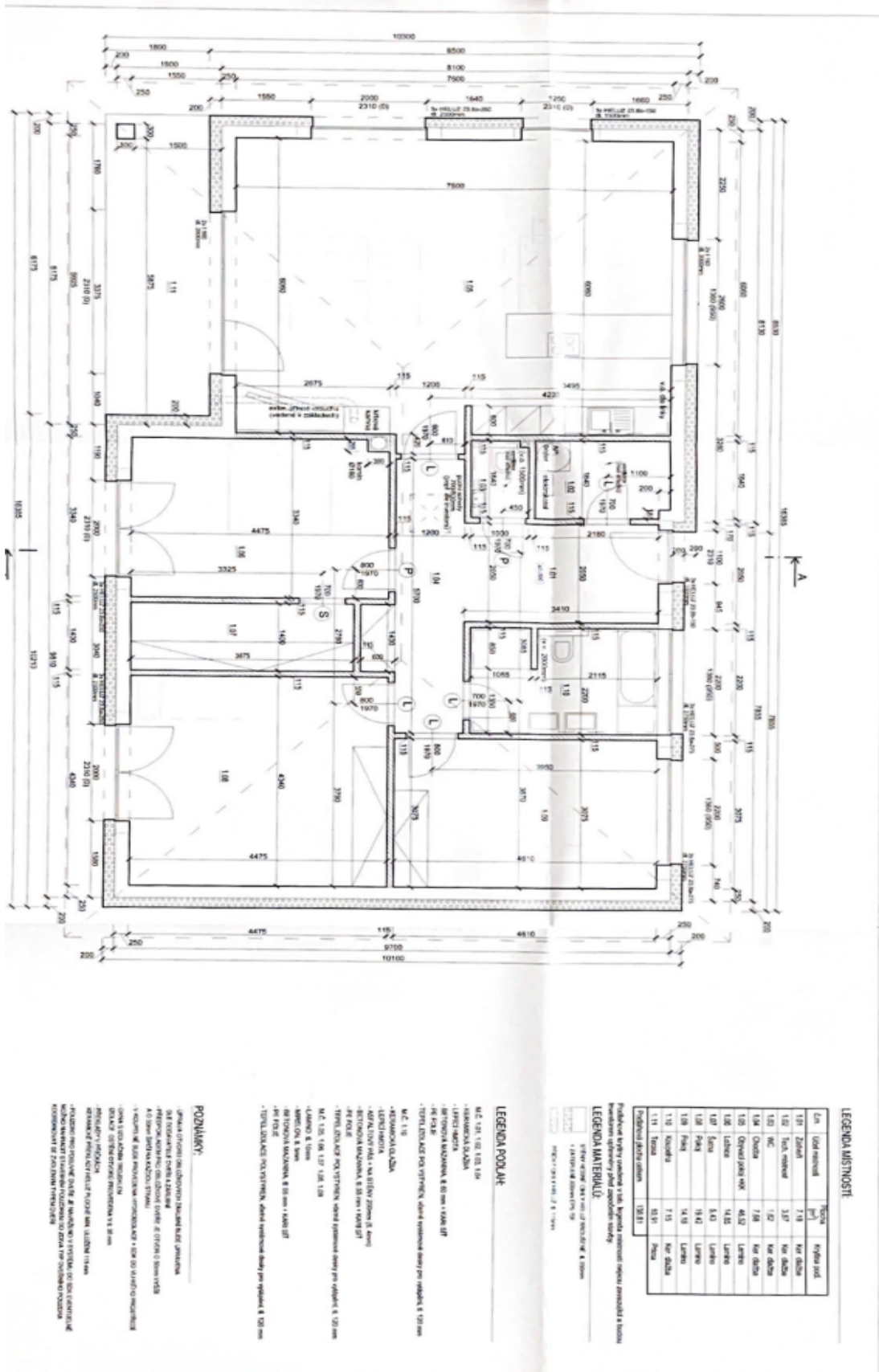




# House Three-bedroom (4+kk)

139 m<sup>2</sup>, Beroun, Vysoký Újezd, U Vodárny

Sold



**LEGENDA MÍSTNOSTI**

Číslo	Užití místnosti	Podlaží	Průměr	Průměr	Průměr
1.01	Zobrazit	1.01	1.01	1.01	1.01
1.02	Technická místnost	1.02	1.02	1.02	1.02
1.03	WC	1.03	1.03	1.03	1.03
1.04	Chodba	1.04	1.04	1.04	1.04
1.05	Obývací pokoj s krbem	1.05	1.05	1.05	1.05
1.06	Ložnice	1.06	1.06	1.06	1.06
1.07	Spalna	1.07	1.07	1.07	1.07
1.08	Pokoje	1.08	1.08	1.08	1.08
1.09	Pokoje	1.09	1.09	1.09	1.09
1.10	Kuchyně	1.10	1.10	1.10	1.10
1.11	Terasa	1.11	1.11	1.11	1.11

**LEGENDA MATERIÁLŮ**

Podlahba: světlá laminace 1.01, tmavá laminace 1.02, dlažba 1.03, keramická dlažba 1.04, dřevěná podlaha 1.05, dlažba 1.06, dlažba 1.07, dlažba 1.08, dlažba 1.09, dlažba 1.10, dlažba 1.11.

**LEGENDA POJÍMÁNÍ**

M.C. 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11. - 1.01: světlá laminace, 1.02: tmavá laminace, 1.03: keramická dlažba, 1.04: keramická dlažba, 1.05: dřevěná podlaha, 1.06: keramická dlažba, 1.07: keramická dlažba, 1.08: keramická dlažba, 1.09: keramická dlažba, 1.10: keramická dlažba, 1.11: keramická dlažba.

**POZNÁMKY:**

1. Účelová zóna: bytová jednotka. 2. Účelová zóna: bytová jednotka. 3. Účelová zóna: bytová jednotka. 4. Účelová zóna: bytová jednotka. 5. Účelová zóna: bytová jednotka. 6. Účelová zóna: bytová jednotka. 7. Účelová zóna: bytová jednotka. 8. Účelová zóna: bytová jednotka. 9. Účelová zóna: bytová jednotka. 10. Účelová zóna: bytová jednotka. 11. Účelová zóna: bytová jednotka.