

House Three-bedroom (4+kk)

€ 503 399 | CZK 12 590 000

136 m², Praha-východ, Slušovice

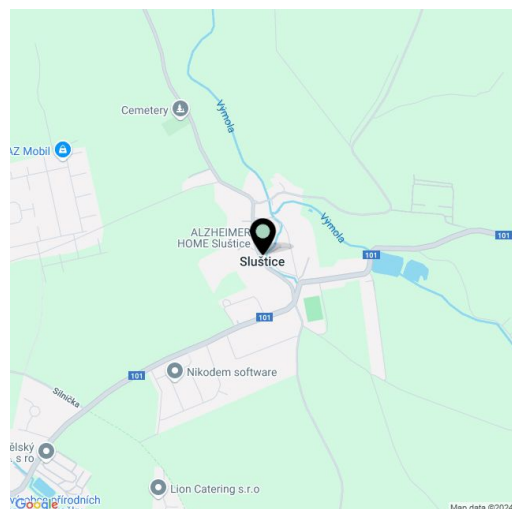


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Total area	136 m ²
Plot	408 m ²
Garden	214 m ²
Floor area	120 m ²
Terrace	17 m ²
Parking	2 covered parking spaces on the plot
Cellar	-
PENB	A
Reference number	106536



This energy-efficient family house (half of a semi-detached 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 October 2025.

The layout of the ground floor consists of a living room with a preparation for a kitchen (with a **central island**), a bathroom with a toilet, a utility room, and an entrance hall. An **east-facing terrace** adjoins the living room. Upstairs are 3 bedrooms, a bathroom (with a bathtub and toilet), and a hallway. The house includes a **storage room** accessible from the outside.

During its construction, emphasis is being placed 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 covered 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 136.36 m², of which floor area 119.8 m² and terrace 16.56 m², storage space 4.3 m², garden 214 m², plot 408 m².

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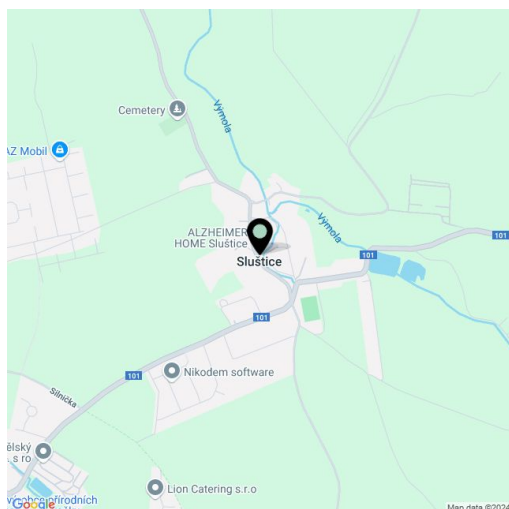
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Estimated date of completion of the first stage is fall 2025.

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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Double Block

B12.1 4KK

OZN.	MÍSTNOST	PLOCHA (m²)
1.01	Zábavň	9,98
1.02	Technická místnost	5,49
1.03	Kašelna + WC	4,64
1.04	Obývací pokoj + KK	40,64
2.01	Chodba	5,39
2.02	Kašelna + WC	3,99
2.03	Pokoj	12,02
2.04	Pokoj	12,03
2.05	Lůžnice	18,72
PODLAHOVÁ PLOCHA		119,8
UŽITNÁ PLOCHA		112,9
1.05	Skld	4,30
1.06	Umstvení nádob na odpady	1,17
1.07	Terasa	16,56

Podlaží 1NP

- Podlaží 2 patra
- Portkovní 2x stání

Podlaží 2NP

- Skld 4,30 m²
- Podlahová plocha 119,8 m²
- Střechní plocha
- Pozemek 408 m²
- PENB A
- Zahrada 214 m²

Podlaží 1NP



Podlaží 2NP



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