

House Four-bedroom (5+kk)

Sold

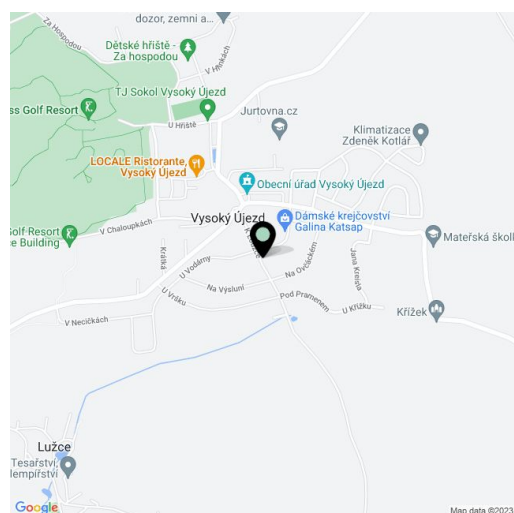
170 m², Praha-západ, Vysoký Újezd, K Loužce



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Plot	557 m ²
Foot print	126 m ²
Garden	306 m ²
Parking	-
Cellar	-
PENB	A
Reference number	34214



This project (half of a semi-detached house) designed by an architect is situated on a flat corner plot on a quiet street in the rapidly developing village of Vysoký Újezd, whose biggest attraction is the popular Albatross golf course. Thanks to the ever-expanding range of services, the village has become an ideal place for quiet family living close to nature, yet within easy reach of Prague.

The ground floor consists of a living room with an open plan kitchen and access to the **garden terrace**, a study, a bathroom (with a shower and toilet), a hallway, a staircase, and a utility room. Upstairs, there is a master bedroom with a walk-in dressing room and en-suite bathroom (with a bathtub, shower, and toilet), another 2 bedrooms with a shared dressing room, and a bathroom (with a bathtub, toilet, and sink).

Facilities include wooden floors, tiles in a concrete design, large-format **anthracite** windows and doors, walk-in showers, bathtubs, faucets, toilets, brand sanitary ware, **underfloor heating** on the ground floor, and heated towel rails in the bathrooms. The building is made of Porotherm bricks with insulation; the gable roof is covered with **Bramac** - Tagelit gray roofing, and the silicone plaster will be complemented by stone surfaces. Heating is by a gas condensing boiler. The house is connected to the municipal water supply and sewerage system. The paved area on the plot provides space for **2 cars**.

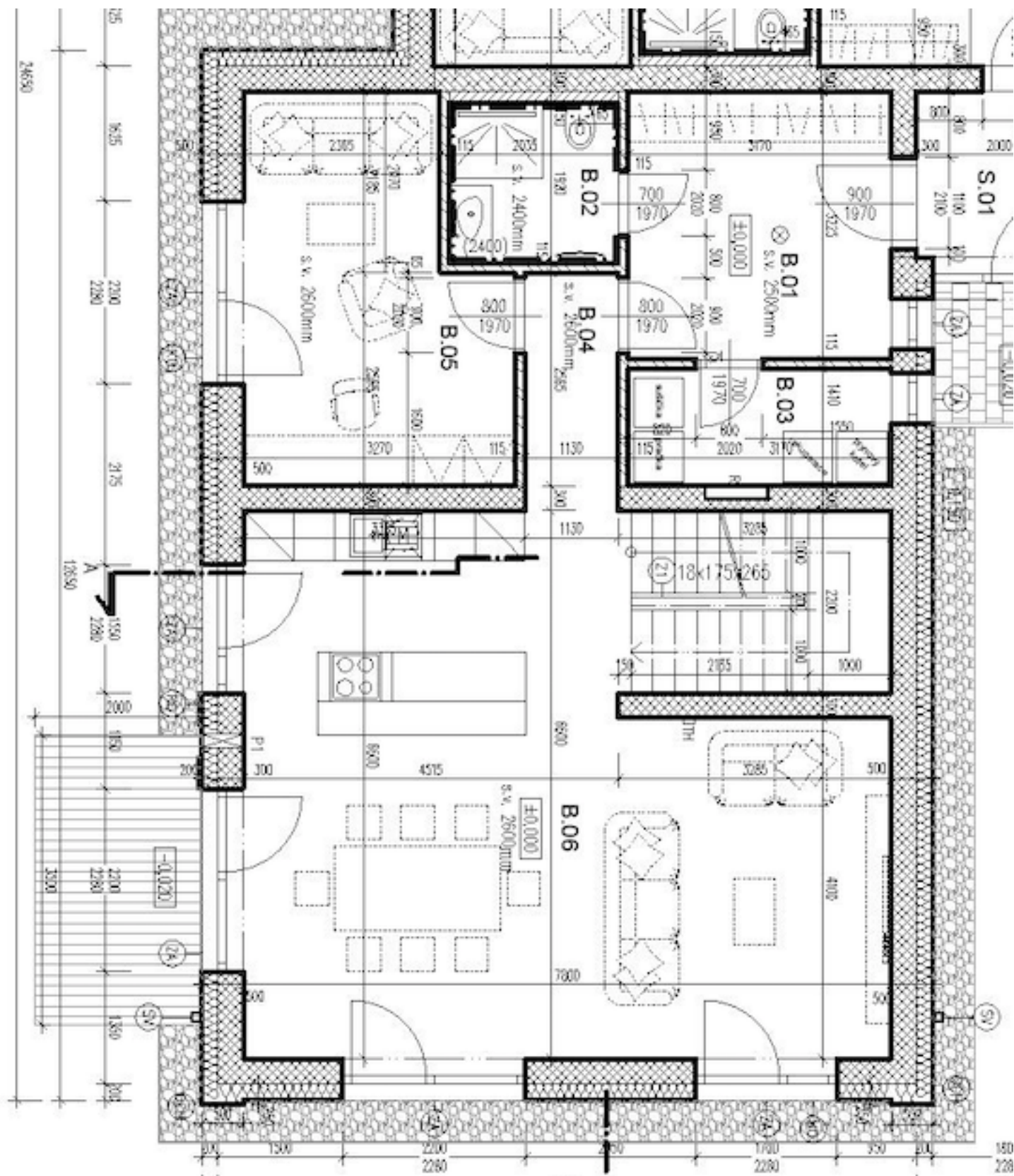
The project stands on a quiet street, serving mainly residents and visitors. The street leads to the center of the village, where there is a kindergarten and elementary school, a post office, a municipal office, and a grocery store. From the bus stop, there is a suburban line to the Zličín metro station. There is also a golf course within walking distance with an **18-hole course**, a training center, and a restaurant (Albatross Golf Resort). The village is set between two protected landscape areas - **the Bohemian Karst and the Křivoklát region**, so the area offers many tourist destinations accessible on foot and by bike. Thanks to its easy access to the D5 highway, the village is also very easily accessible. Driving to the outskirts of Prague takes about ten minutes.

Interior 170 m², built-up area 126 m², garden 306 m², common land with a garden house and parking 250 m².

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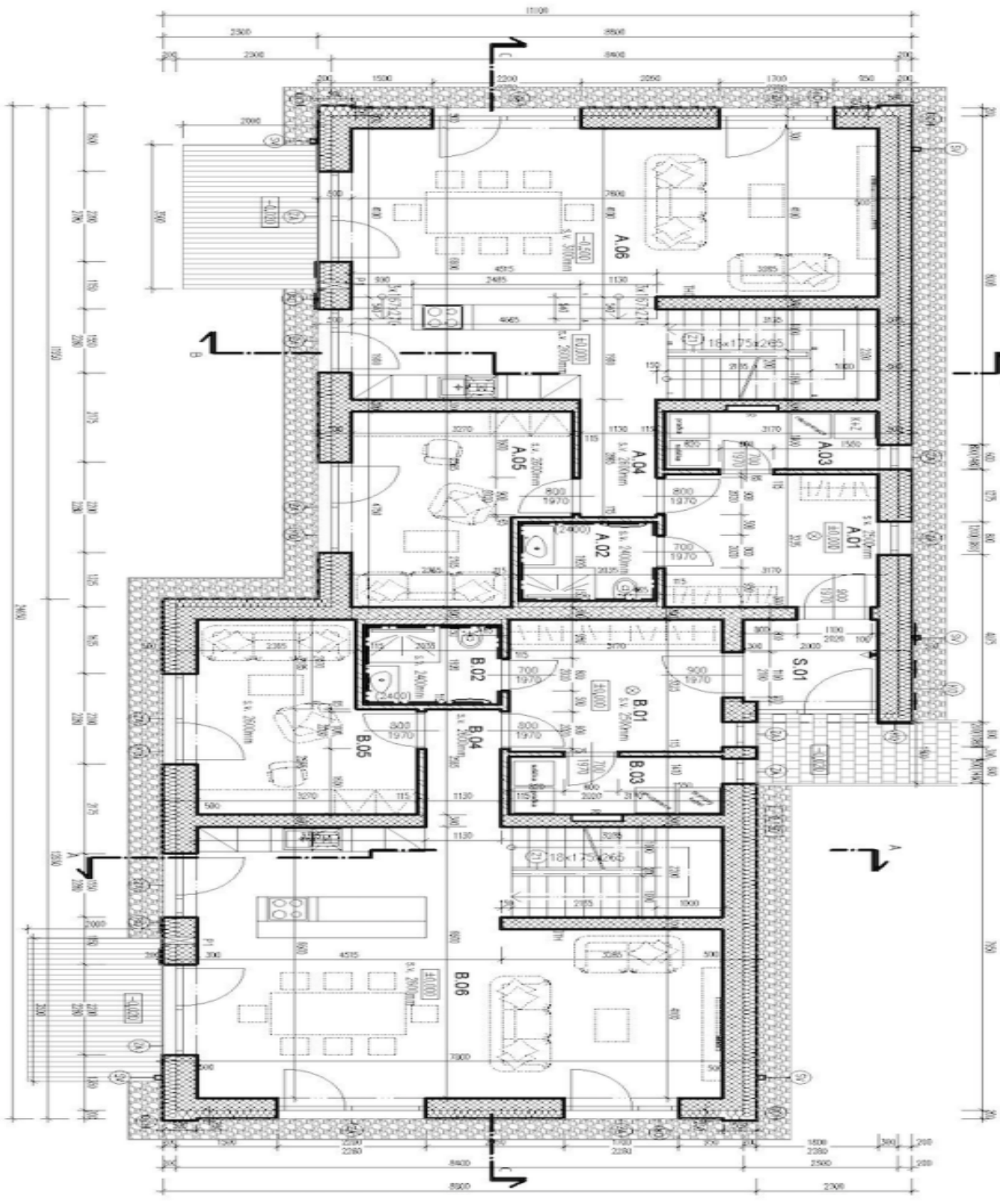
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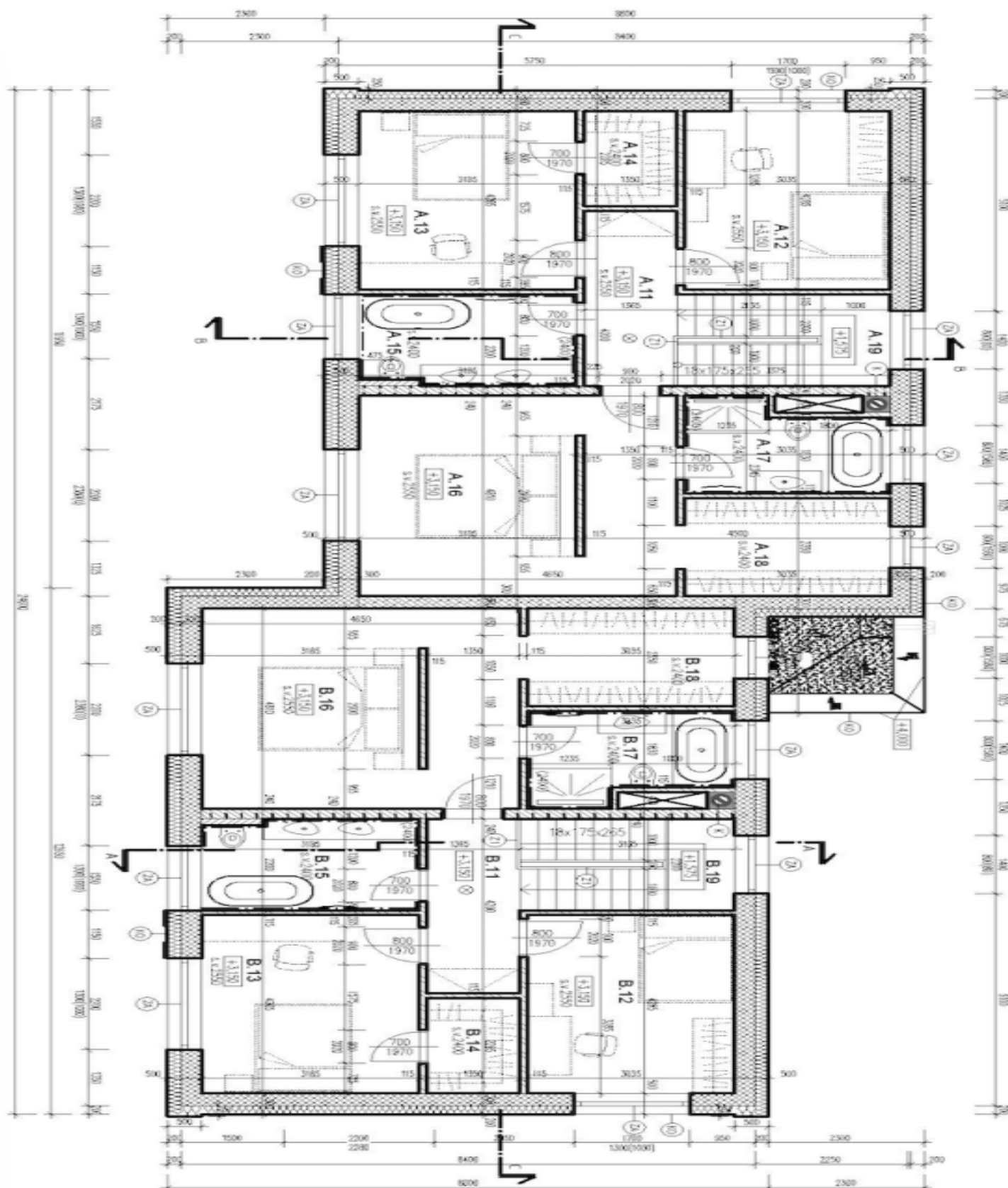
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