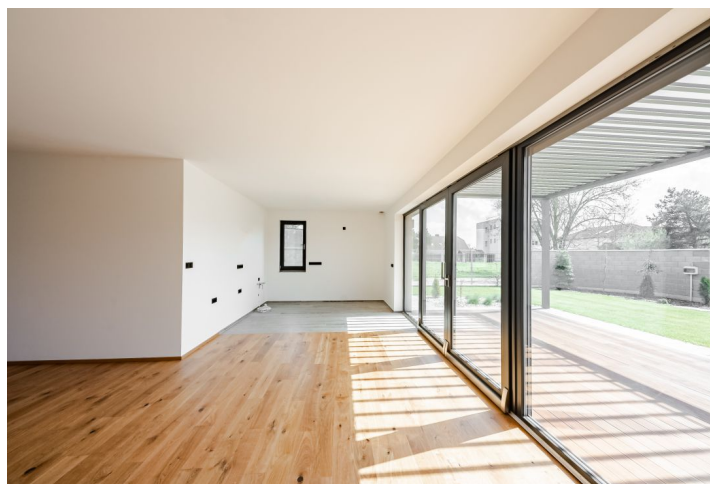




House Four-bedroom (5+kk)

Sold

210 m², Praha-východ, Nový Vestec, Dubová





House Four-bedroom (5+kk)

Sold

210 m², Praha-východ, Nový Vestec, Dubová

Plot	429 m²
Parking	Garage
Garage	Yes
Cellar	-
PENB	C
Reference number	101657

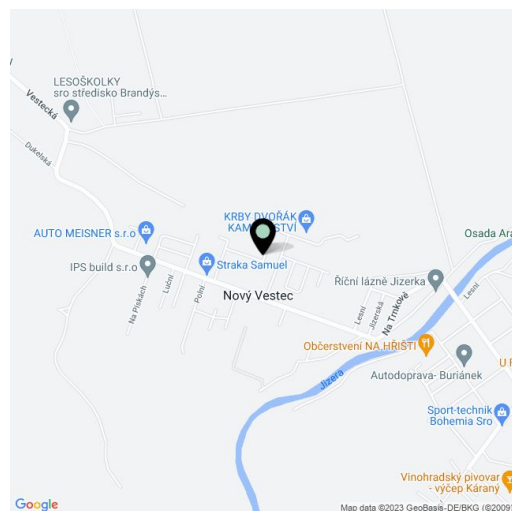
This recently approved sunny family house with quality equipment, air-conditioning, a bioclimatic pergola, a garage, and a grassy flat garden stands on a corner lot on a quiet dead-end street in the village of Nový Vestec. This new villa development is located right next to the forest park near Stará Boleslav, a few minutes' drive from Černý Most.

The ground floor is dominated by a more than **50-meter living space** connected by a **glass wall with a southwest-facing terrace**. There is also a dressing room, a storage room, a toilet, a utility room, and a foyer. The quiet zone on the first floor consists of 4 bedrooms, a spacious bathroom (with a bathtub, shower, toilet, and double sink), a separate toilet, and **2 dressing rooms**.

The brick house (separate half of a semi-detached house) was **approved in December 2022**. The high-quality equipment includes large-format windows with triple glazing and **exterior electric blinds** with the possibility of central closing, glued **wooden floors**, **air-conditioning** throughout the house, a central vacuum cleaner, a security device, rebated doors, and floor heating connected to a heat pump. The surface of the terrace is made of **exotic Garapa wood**; an electrically controlled **bioclimatic pergola** provides shading. Parking is provided in the **garage** with access to the garden. The flat garden, which is easy to maintain due to its size and plant composition, is maintained by **automatic irrigation**.

The place provides **quiet living** within quick reach of all civic amenities, which is accessible by car or bus from a nearby stop. Prague's Černý Most, with its shopping area and metro station, is just a few minutes' drive away on the D10 highway. The **beautiful landscape of Polabí** surrounds the village; nearby is the swimming lake at Káraného, **the Toušeň bog spa**, **the Houšťka forest park** with **sports facilities** or the Black Eagle natural monument, part of the former royal forests. The landscape can be explored on **cycle routes** and **hiking trails**, and the **Blaník-Říp pilgrimage route** also leads here.

Usable area 210 m², built-up area 129 m², garden 300 m², plot 429 m².

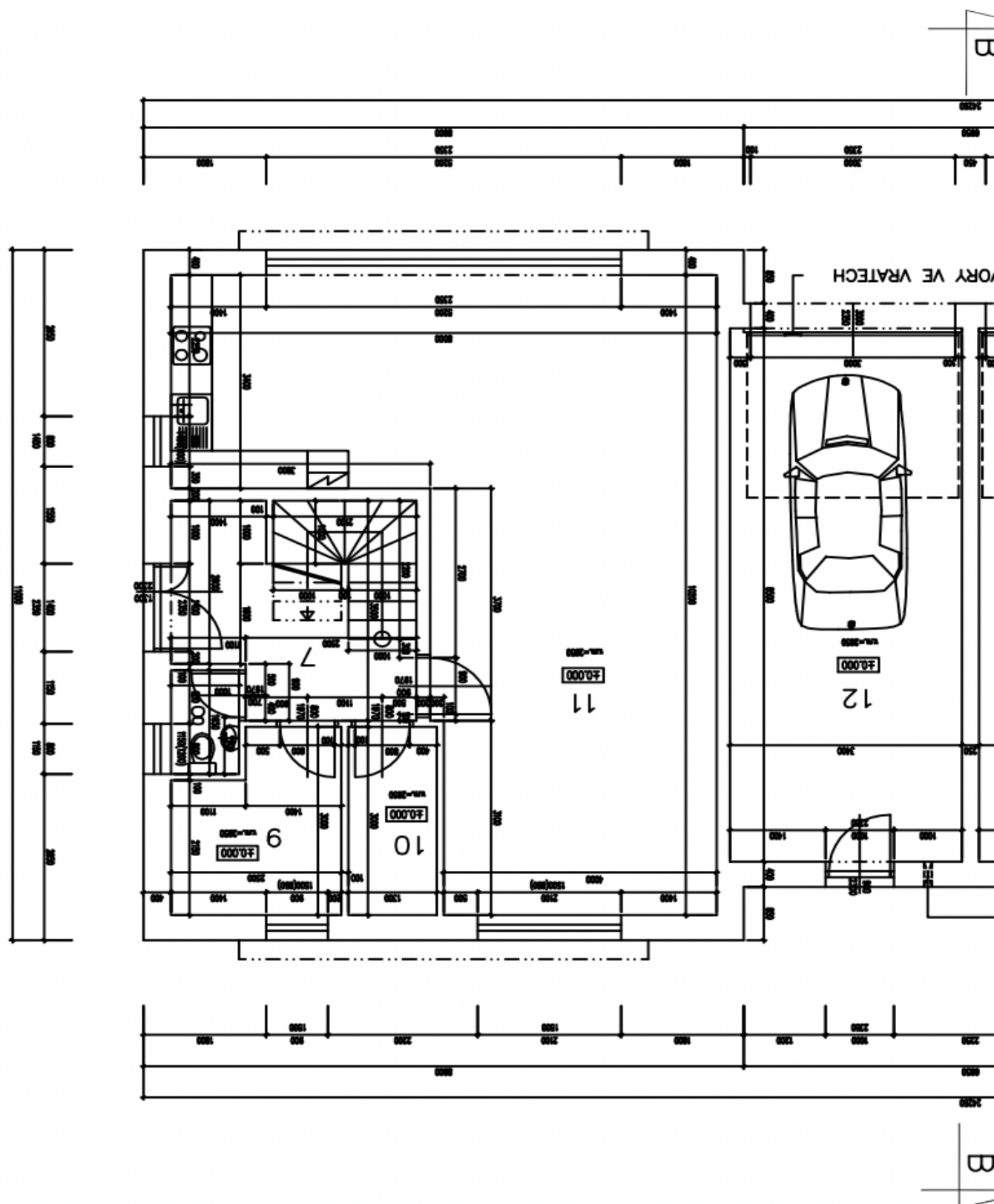




House Four-bedroom (5+kk)

Sold

210 m², Praha-východ, Nový Vestec, Dubová





House Four-bedroom (5+kk)

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210 m², Praha-východ, Nový Vestec, Dubová

