



House Four-bedroom (5+kk)

Sold

349 m², Beroun, Králův Dvůr, Borová





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Total area	349 m²
Plot	791 m²
Foot print	252 m²
Floor area	256 m²
Terrace	60 m²
Parking	Parking in the garage and on the plot in front of the house
Garage	32 m²
Cellar	-
PENB	B
Reference number	105874

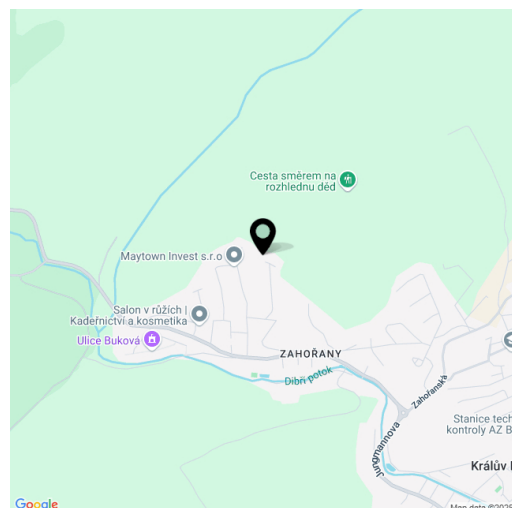
This energy-efficient, air-conditioned family house from 2021 in a superior design, with a sauna, Jacuzzi, and wonderful views of the garden and the surrounding landscape is set on a southern slope below a forest. This quiet place is located on the outskirts of the town of Králův Dvůr, from which Prague 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 m²**, 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 m², of which terraces 60 m² and





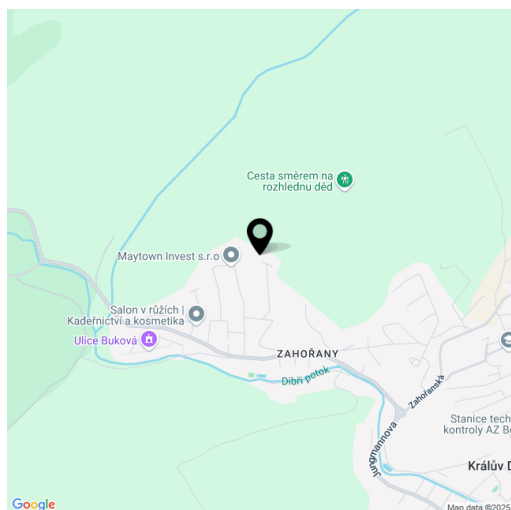
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a garage 32.23 m², built-up area 252 m², garden 539 m², plot 791 m².

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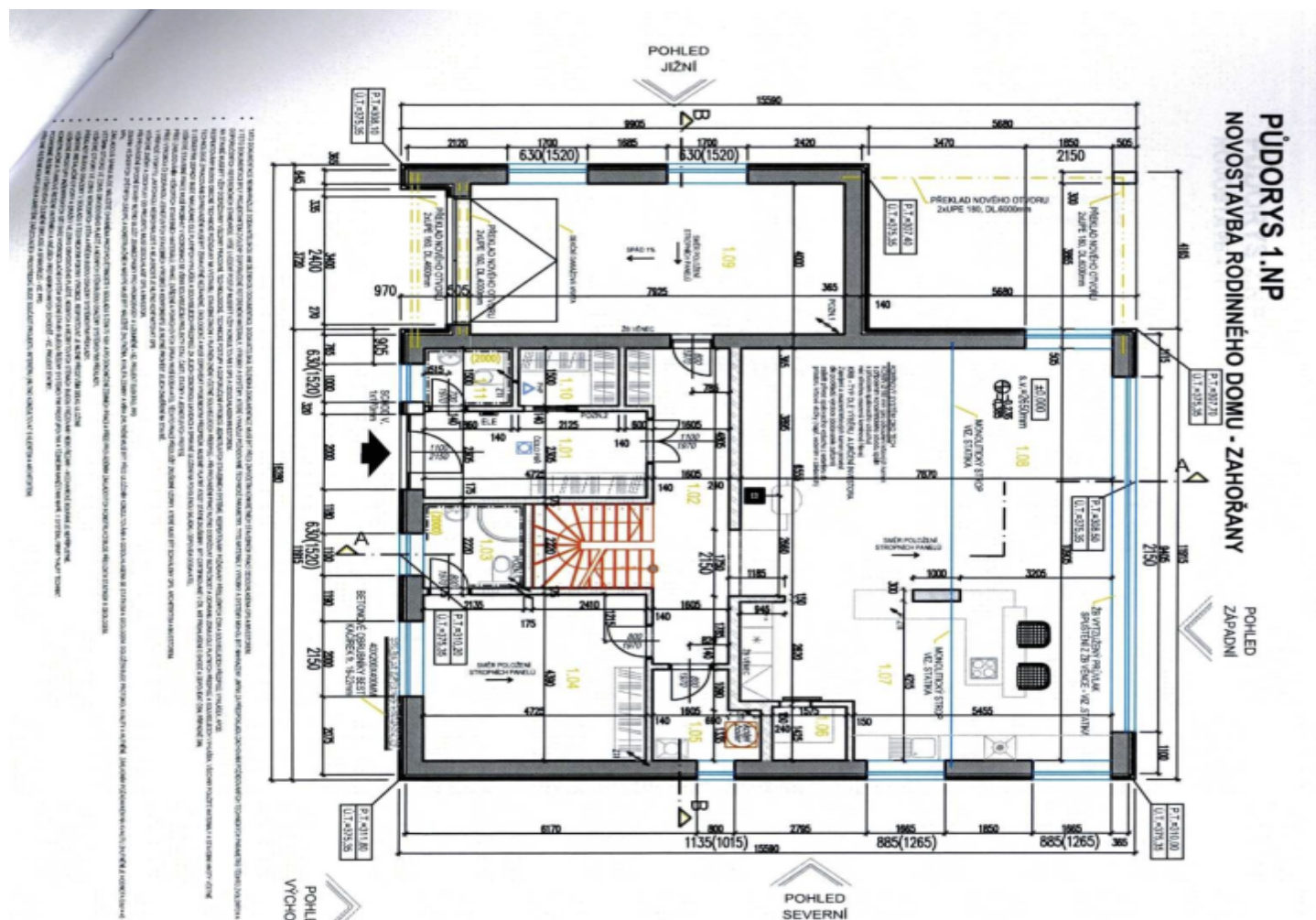




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±0,000=309,650 m.n.m. BpV - RD

DOKUMENTACE ZNÁMOCNĚNÁ V ROZSAHU NUTNÉHO PRO POLOŽENÍ STAVBY,
PODOBNOSTI A REALIZACI ŘEŠÍ DLE PRŮVLAČČHO PROJEKTU DVAJE PRŮVLAČČ

POZN. 1 = OVĚTRÁNÍ RADONU Z PODOLŽÍ
POZN. 2 = POULZDRO (LAP, p/po, Edisse) - ŠÍŘE 900mm VÝŠKA 1970mm

OBJ. NÁZEV MÍSTNOSTI	POSL. MĚR	POLOŽENÍ	POZNÁMKA
101. ŽIVNOST	1188	POLOŽENÍ	POZNÁMKA
102. KUCHYŇA	1136	POLOŽENÍ	POZNÁMKA
103. KUCHYŇA + WC	483	POLOŽENÍ	POZNÁMKA
104. LOŽNICE	203	POLOŽENÍ	POZNÁMKA
105. TECHNICKÁ KUCHYŇA	483	POLOŽENÍ	POZNÁMKA
106. KUCHYŇA	234	POLOŽENÍ	POZNÁMKA
107. KUCHYŇA	3027	POLOŽENÍ	POZNÁMKA
108. KUCHYŇA	5187	POLOŽENÍ	POZNÁMKA
109. KUCHYŇA	3023	POLOŽENÍ	POZNÁMKA
110. KUCHYŇA	118	POLOŽENÍ	POZNÁMKA
111. WC	118	POLOŽENÍ	POZNÁMKA

LEGENDA MÍSTNOSTÍ 1.NP

- ECOTON Brodina Standard 36.5 + DOLCE ISOLVER SEDY TL 140mm
1. ROKA ECOTON Brodina Standard 36.5
ROZMĚRY 247 x 385 x 249 mm
- PALE KUCHYŇA BLOK 300x100mm
Ø 12250 v obou směrech, výška betonová omítka C20/25 XC1
ROZMĚRY 247 x 385 x 249 mm
- ECOTON Standard P-0 240 TL 240 mm
ROZMĚRY 247 x 385 x 249 mm
- ECOTON 14.0 brodina P-15, 140mm
ROZMĚRY 247 x 385 x 249 mm
- ECOTON 17.5 P-0, P-15, 175mm
ROZMĚRY 247 x 385 x 249 mm



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