



House Five-bedroom (6+kk)

410 m², Kladno, Hostouň

€ 1 224 322 | CZK 29 800 000





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Total area	410 m ²
Plot	785 m ²
Foot print	270 m ²
Garden	678 m ²
Floor area	281 m ²
Terrace	53 m ²
Parking	3 garage parking spaces + 2 in front of the house
Cellar	-
PENB	D
Reference number	109311

This modern family house with a heated swimming pool and landscaped garden, built in 2022, is located on a quiet cul-de-sac in the Central Bohemian village of Hostouň, which benefits from its convenient location near the Václav Havel Airport and D6 and D7 highways.

From the entrance hall of this two-story house, you can enter the generously designed living room connected to the dining area, **pantry**, and **southeast-facing kitchen**. **French doors** lead from the living space to the **terrace with a pool**, while a staircase provides access to the upper floor. The ground floor also includes a master bedroom with an **en-suite bathroom**, a **gym**, a walk-in closet, a separate toilet, and a utility room. The house features an attached **garage for three cars**, which opens directly onto the **garden**. On the upper floor, there are three bedrooms each with a private bathroom, a spacious office with a **terrace**, a closet, and a stairwell gallery. The property also offers **two outdoor parking spaces**.

The airy interior is enhanced by **3.2-meter-high ceilings**. Floors are durable vinyl, with Veka plastic windows featuring argon-filled double glazing, a seven-chamber frame system, and **external blinds**. The front door is security-rated, and interior doors are from the **ANTINARI** Czech manufacturer. The house comes equipped with built-in furniture and a custom **SYKORA** kitchen with high-quality **BOSCH** appliances, including a wine cooler and American-style fridge. Bathrooms feature Villeroy & Boch fixtures, with **underfloor heating** throughout, and a Jablotron camera security system. Heating is provided by a BAXI gas boiler with the option of additional **wood stove heating**, and the **pool is heated** via a heat pump. **Air-conditioning** is installed in all living areas. The facade is clad in **Siberian larch**, and wastewater is connected to the municipal sewer. The outdoor **saltwater pool** measures 7.5 × 3 m and can be covered with an electric, walkable, sliding terrace made of Siberian larch.

Hostouň, located approximately 16 km from Prague's border, offers a grocery store, restaurants, a café, a post office, a library, a kindergarden, an elementary school, and other services. For broader shopping needs, **Kladno** or Prague-Zličín are easily accessible, with bus and train connections available. The surrounding landscape is ideal for leisure activities and excursions, including trips to **Křivoklát** Castle, the ruins of **Okoř**, and other attractive sites in the Křivoklátsko region.

Total area 410.36 m² (of which interior 280.8 m², terraces 52 m², garage 77 m²), garden 678 m², built-up area 270 m², plot 785 m².



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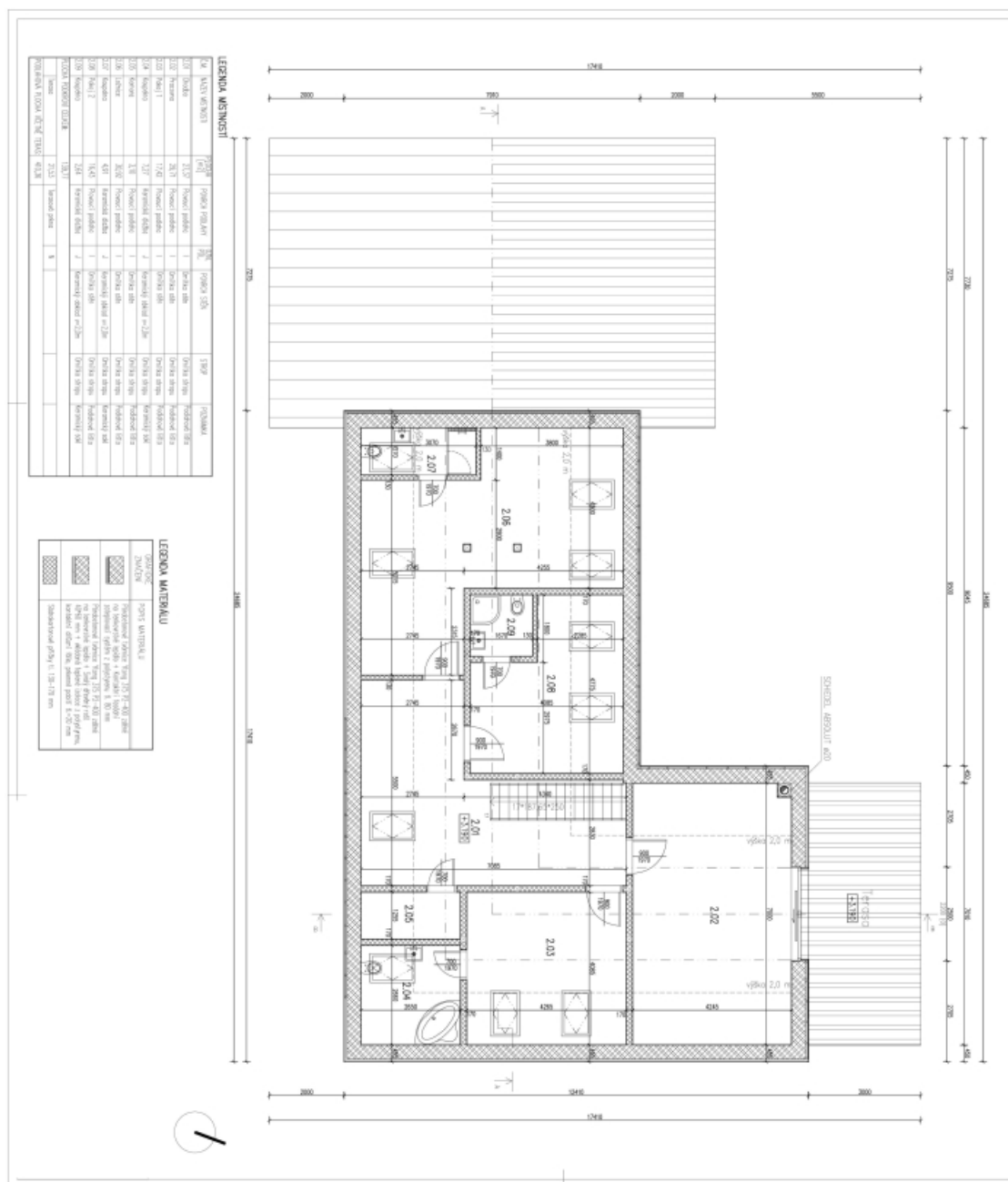
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LEGEND: METRICS									
ECONOMIC INDICATORS		ENVIRONMENTAL INDICATORS		SOCIAL INDICATORS		TECHNOLOGICAL INDICATORS		POLITICAL INDICATORS	
1	GDP Growth	2	Unemployment Rate	3	Population Growth	4	Research & Development Expenditure	5	Government Stability
6	Inflation Rate	7	Trade Balance	8	Life Expectancy	9	Patent Filings	10	Corruption Index
11	Interest Rates	12	Foreign Direct Investment	13	Healthcare Expenditure	14	High-tech Exports	15	Political Freedom
16	Consumer Prices	17	Government Debt	18	Education Enrollment	19	Startup Ecosystem Index	20	Human Rights
21	Export Values	22	Energy Consumption	23	Urbanization Rate	24	Artificial Intelligence Research	25	Media Freedom
26	Import Values	27	Carbon Footprint	28	Gender Equality Index	29	Space Exploration Budget	30	Internet Censorship
31	Balance of Payments	32	Renewable Energy Share	33	Income Inequality	34	Quantum Computing Progress	35	Press Freedom
36	Current Account	37	Waste Recycling Rate	38	Life Satisfaction	39	Autonomous Vehicles Development	40	Electoral Integrity
41	Capital Flows	42	Water Pollution Index	43	Trust in Government	44	Blockchain Adoption	45	Political Participation
46	FDI Inflows	47	Air Quality Index	48	Social Mobility	49	5G Network Rollout	50	Government Transparency
51	FDI Outflows	52	Soil Degradation	53	Public Safety	54	Robotics Research Funding	55	Legislative Efficiency
56	Net FDI	57	Deforestation Rate	58	Crime Rates	59	AI Ethics Frameworks	60	Judicial Independence
61	FDI as % of GDP	62	Marine Biodiversity	63	Unemployment by Gender	64	Cybersecurity Incidents	65	Political Campaign Financing
66	FDI per Capita	67	Terrestrial Biodiversity	68	Healthcare Access	69	Data Privacy Regulations	70	Government Budget Deficit
71	FDI by Sector	72	Forest Cover Change	73	Education Quality	74	Space Station Development	75	Political System Type
76	FDI by Country	77	Glacier Melt Rate	78	Research & Development by Sector	79	Space Debris Mitigation	80	Government Size
81	FDI by Industry	82	Permafrost Thawing	83	Patent Quality Index	84	Space Tourism Initiatives	85	Government Effectiveness
86	FDI by Firm Size	87	Sea Level Rise	88	Startup Success Rate	89	Space Resource Utilization	90	Government Responsiveness
91	FDI by Firm Type	92	Coastal Erosion	93	High-tech Talent Pool	94	Space Policy Frameworks	95	Government Accountability
96	FDI by Firm Age	97	Island Disappearance	98	AI Research Funding	99	Space Law Development	100	Government Openness

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