



House Four-bedroom (5+kk)

219 m², Praha-východ, Máslovice, Pražská

€ 856 615 | CZK 20 850 000



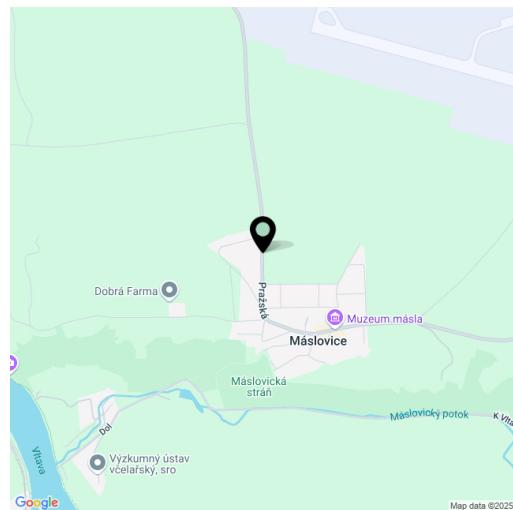


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Total area	219 m ²
Plot	1 063 m ²
Foot print	172 m ²
Garden	891 m ²
Floor area	177 m ²
Terrace	38 m ²
Loggia	3 m ²
Parking	Parking on the plot
Cellar	-
PENB	B
Reference number	109332



This new-build family house, on a spacious flat plot located on the outskirts of the village of Máslovice, is situated near a nature reserve above the Vltava River canyon, approximately 15 km north of Prague. This location is ideal for comfortable family living close to both nature and the city.

The entry level consists of a bright corner living room with a **ceiling height of almost 6 meters**, an adjoining dining area and kitchen, one bedroom with direct garden access, a bathroom (with a walk-in shower), a spacious walk-in closet, utility room, and an entrance hall. A large sliding HS portal leads from the corner living room to the **garden**. The upper floor offers three bedrooms, a bathroom (with a bathtub), and a **balcony**.

The brick house was completed in 2025. It features plastic triple-glazed windows with a preparation for exterior blinds, vinyl floors with underfloor heating on the ground floor, and **hardwood floors** upstairs. The staircase, interior doors, and frames are made of solid wood, and the entrance door is aluminum. Bathroom fixtures are by **Grohe** and **Hansgrohe**, and sanitaryware is by **Villeroy & Boch**. The kitchen is equipped with built-in Siemens appliances from the **exclusive studioLine series**. Security is provided by a Jablotron alarm system, and heating is ensured by a Vaillant gas boiler. A mature **walnut tree** is the centerpiece of the garden, complemented by newly planted **cherry trees**. A paved area provides parking for three cars, and a built-in rainwater retention tank is used for irrigation.

Máslovice is located next to the **Máslovická Stráň nature reserve**, offering beautiful views of the river canyon. The village has a kindergarten, a **renowned bakery**, a local pub, and a stylish café near the **ferry** and **bike trails along the Vltava River**. Additional amenities can be found in Klecany, Libčice nad Vltavou, or nearby Prague, which is accessible by bus (about 30 minutes to the Kobylisy metro station), by train from Libčice (approximately 20 minutes to the Nádraží Holešovice metro station), or by car via the D8 highway.

Total area 218.75 m² (including a 37.87 m² terrace and 3.44 m² loggia), built-up area 172 m², garden 891 m², plot 1,063 m².