



## House Three-bedroom (4+kk)

€ 708 710 | CZK 17 250 000

166 m<sup>2</sup>, Praha-východ, Úvaly, 5. května





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166 m², Praha-východ, Úvaly, 5. května

Total area	166 m²
Plot	254 m²
Foot print	73 m²
Garden	157 m²
Floor area	143 m²
Terrace	23 m²
Parking	2 parking spaces
Cellar	-
PENB	B
Reference number	109949

In the popular residential area of Úvaly, just a few minutes' drive from the Klánovice Forest, stands a new energy-efficient terraced family house with a front garden. Úvaly is located in close proximity to Prague and offers convenient transport connections to the capital by both train and car.

The well-arranged layout consists of a large open-plan space with a relaxation area, dining area, and kitchen preparation, as well as a pantry, walk-in closet, toilet, entrance hall, and staircase to the upper floor. Upstairs, there is a master bedroom with an **en-suite bathroom** (shower, toilet), two additional bedrooms, a central bathroom with a bathtub, shower, and toilet, and a staircase landing. The ground-floor living area has access to a **southwest-facing terrace** with an adjoining front garden.

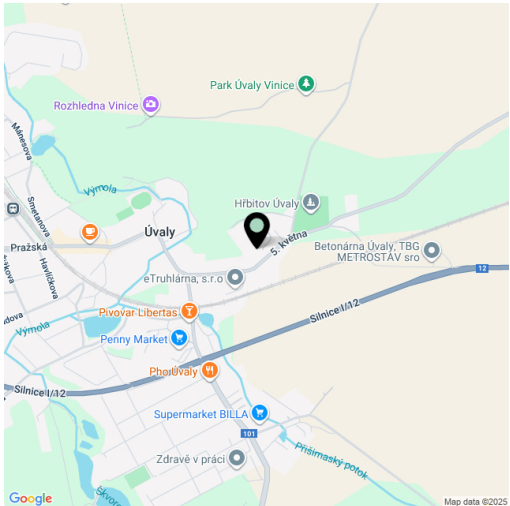
The newly completed house with an **energy rating of B** features triple-glazed windows with **anthracite-colored** plastic frames and a preparation for **external window blinds**. The floors are finished with vinyl, and the entire house is equipped with underfloor heating (with thermostats in each room) and wiring for **air-conditioning units and PV panels**. Heating is provided by a heat pump. Bathrooms are fitted with quality sanitary ware, and the garden is prepared for a pergola installation. **Parking** is available in one covered and one outdoor space.

The **convenient location** allows for quick access to the center of Úvaly, with both public and private primary schools and kindergartens, a café, a restaurant, a bistro, a post office, a pharmacy, an ATM, sports facilities, and a **farmer's produce store** all within walking distance. Excellent connections to Prague are ensured by trains on the main railway corridor, with the drive to the Masaryk Railway Station taking just 25 minutes. The town is surrounded by an attractive countryside, including the **Masaryk Grove, Škvorec Game Reserve, and Klánovice Forest**.

The property will be approved as a residential unit with a share of the land and the right of exclusive use of the garden, terrace, and parking space.

Floor area 142.7 m², terrace 23.1 m², garden 157.4 m², land 253.6 m².

Visualizations are used in the presentation.





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