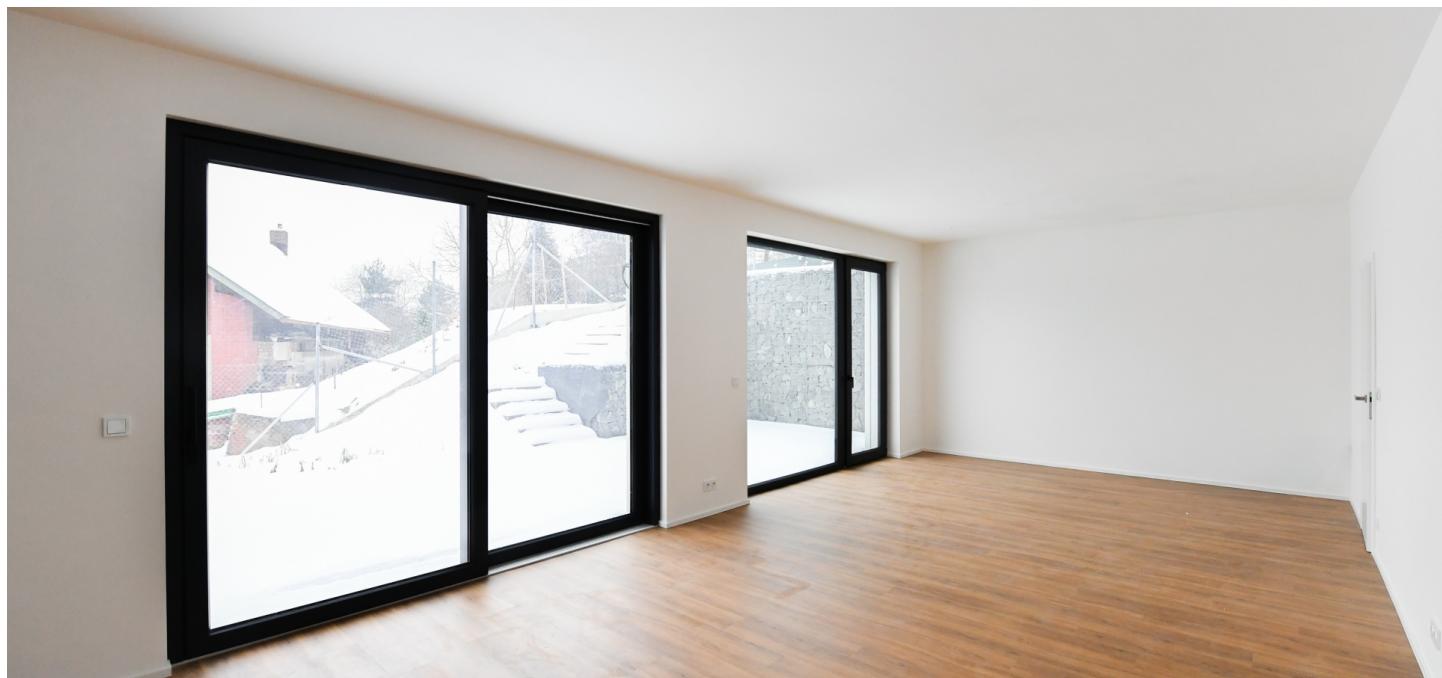




## House Three-bedroom (4+kk)

€ 738 496 | CZK 17 975 000

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



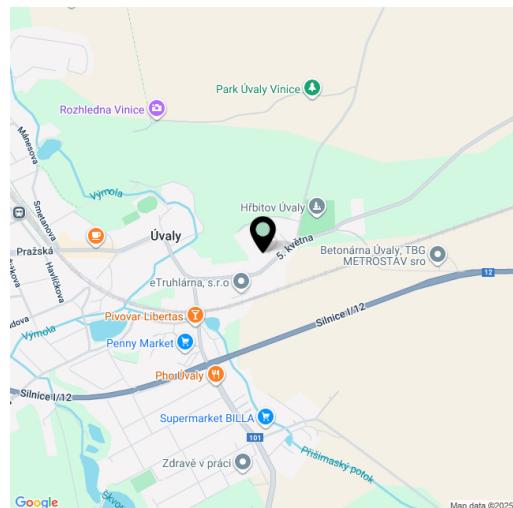


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€ 738 496 | CZK 17 975 000

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

Total area	168 m <sup>2</sup>
Plot	305 m <sup>2</sup>
Foot print	73 m <sup>2</sup>
Garden	206 m <sup>2</sup>
Floor area	142 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	2 parking spaces
Cellar	-
PENB	B
Reference number	109951



**This new energy-efficient terraced house with a front garden is situated in a beautiful, quiet location in a residential neighborhood on the outskirts of Úvaly, which is largely surrounded by the Klánovice Forest. The town is located very close to Prague and offers convenient transport connections to the city center by train and car.**

The main social area of the house is located on the ground floor and consists of a living room with dining and kitchen areas, as well as a **pantry**, a walk-in closet, a separate toilet, an entrance hall, and a staircase to the upper floor. The living area provides direct access to the **southwest-facing terrace** and garden. The upper floor hosts the private zone, which includes 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 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 the installation of a pergola. **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 ride 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 142.5 m<sup>2</sup>, terrace 23.1 m<sup>2</sup>, garden 157.4 m<sup>2</sup>, land 253.4 m<sup>2</sup>.

Visualizations are used in the presentation.



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