



House Four-bedroom (5+kk)

€ 649 096 | CZK 15 799 000

210 m², Praha-východ, Nový Vestec, Dubová





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Plot	429 m²
Foot print	129 m²
Garden	300 m²
Parking	Garage
Garage	Yes
Cellar	-
PENB	C
Reference number	110308

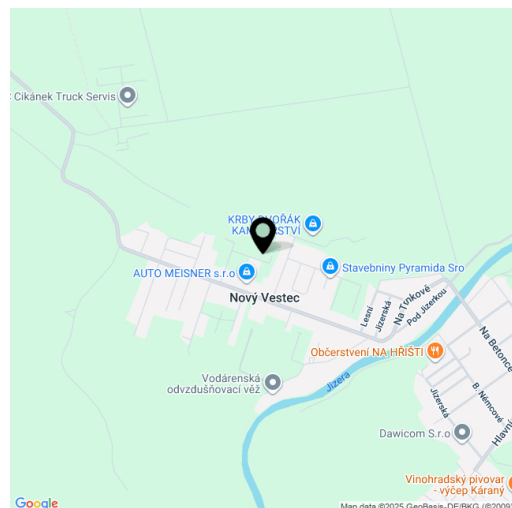
This high-quality, air-conditioned family house with a bright, airy interior, a bioclimatic pergola, a hot tub, a garage, and an automatically irrigated garden is situated on a corner plot in a quiet, dead-end street lined with well-maintained mature greenery in the village of Nový Vestec, on the outskirts of Stará Boleslav. The newly developed villa neighborhood extends right on the edge of a forest park at the confluence of the Jizera and Elbe rivers, just a few minutes' drive from Černý Most.

The ground floor is dominated by an over **50-meter living space** connected by a **glass wall with a southwest-facing terrace**. There is also a **dressing room**, a storage room, a toilet, a utility room, and a foyer. The quiet zone on the first floor consists of **4 bedrooms**, (two with **custom-built walk-in closets**), a spacious and airy bathroom with a **corner bathtub**, **walk-in shower**, double sink, and toilet, as well as a separate WC. The walkable attic provides **ample storage space**.

The brick house (a semi-detached unit) was completed and certified in December 2022. **High-quality features** include **large-format triple-glazed windows** with **insect screens** and **external electric blinds** with **central control**, roof windows with blinds, glued **wooden floors**, **air-conditioning** in all rooms, a custom-made kitchen with **Siemens appliances**, a **central vacuum** system, a water softener, a security system, flush doors, and underfloor heating connected to a heat pump. The terrace is shaded by a **bioclimatic pergola** with an electrically controlled roof and side shading. Parking is provided in a **garage** equipped with a **wallbox** for charging electric vehicles, with direct access to a flat garden, which is low-maintenance due to its size and plant selection. The garden is irrigated by an automatic system with a rainwater retention tank, and a **Canadian Spa hot tub** is located near the pergola.

The location offers peaceful living within quick reach of all amenities, accessible by car or bus from a nearby stop. Prague's **Černý Most**, with its shopping area and metro station, is only a few minutes' drive via the D10 highway. The village is surrounded by the beautiful **Polabí countryside**, with nearby attractions including the Káraný **swimming lake**, the Toušeň **peat spa**, the Houšťka **forest park** with **sports facilities**, and the Černý Orel **natural reserve**, part of the former royal forests. The landscape can be explored via **bike and hiking trails**, including the **pilgrimage route from Blaník to Říp**.

Usable area 209.7 m² (including garage 28.29 m²), built-up area 129 m², garden 300 m², plot 429 m².



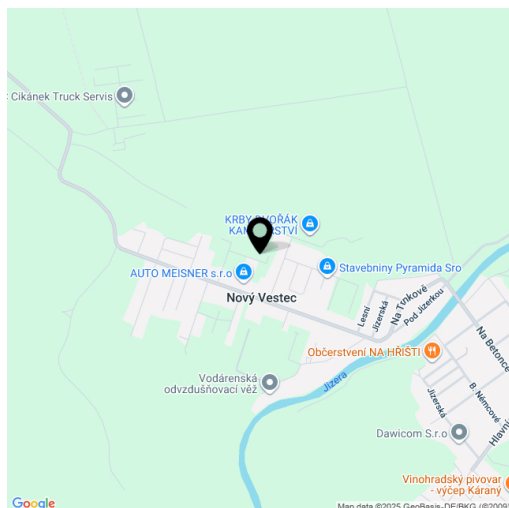


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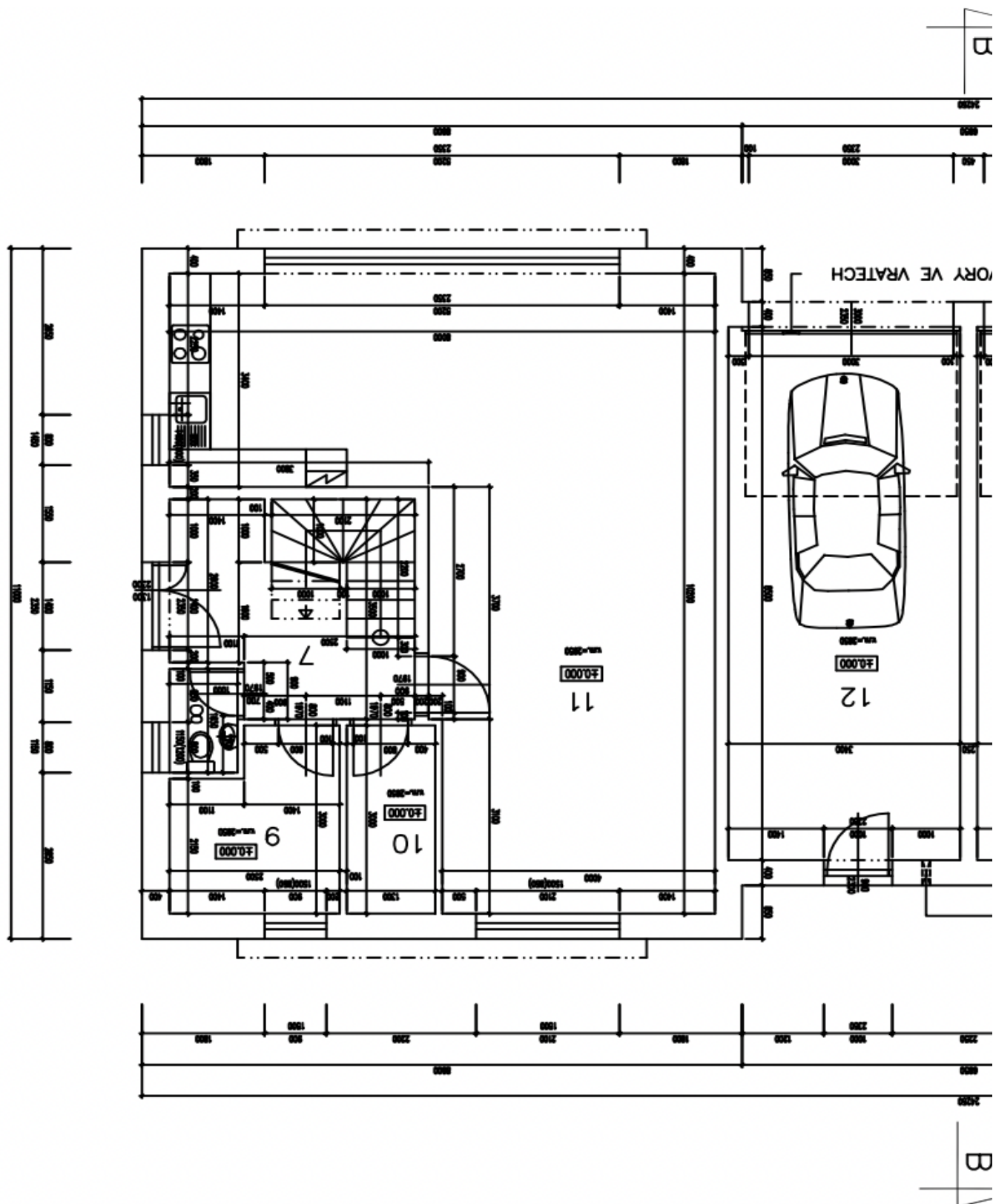




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