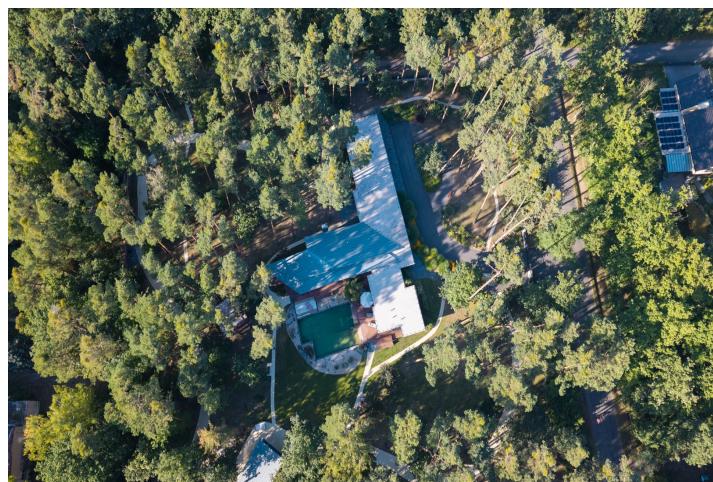




## House Four-bedroom (5+kk)

510 m<sup>2</sup>, Nymburk, Hradištko, Kersko

Ask for price



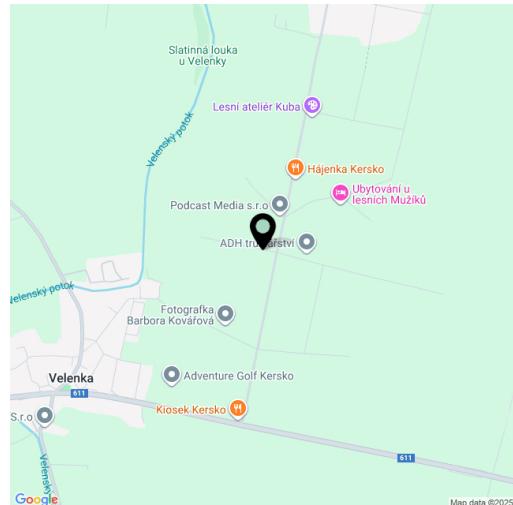


## House Four-bedroom (5+kk)

Ask for price

510 m<sup>2</sup>, Nymburk, Hradištko, Kersko

Total area	510 m <sup>2</sup>
Plot	10 000 m <sup>2</sup>
Foot print	453 m <sup>2</sup>
Garden	9 547 m <sup>2</sup>
Floor area	347 m <sup>2</sup>
Terrace	163 m <sup>2</sup>
Parking	Carport for 3-4 cars, additional parking available on the property
Cellar	-
PENB	B
Reference number	110342



**This top-quality modern timber house with breathtaking views stands in the middle of a one-hectare plot with mature trees, ensuring absolute privacy. The building is thoughtfully integrated into the popular Kersko-Bory Nature Park area, surrounded by deep forests and convenient hiking and bike trails, less than 30 km from the outskirts of Prague.**

The single-story house consists of **three wings** connected in a T-shape, with the main entrance located at their junction. One wing contains the living room, kitchen, dining area, study, a smaller bathroom, and a toilet. The private wing offers 3 bedrooms, **3 walk-in closets**, a main bathroom, a **sauna** and a laundry room. The last wing serves as the technical and utility area, storage space, and a **covered parking area**.

Built in 2017 using the **Finnish Honka log system**, the profile of the logs is designed so that no settling of the structure needs to be considered. The walls and terraces are primarily made of **Finnish pine**, floors made of polished **Italian stone tiles** and **multi-layer oak panels**, windows are wood-aluminum, doors are oak, and the roof is made of titanium-zinc sheet. Abundant wooden elements are complemented in an exterior with natural stone cladding. The house is heated and cooled by a heat pump, complemented by wood-burning accumulator stoves. Home technologies can be controlled via the **GIRA smart system** with remote monitoring over the internet. The house is connected to a **central security system**, and the entire property is protected by **infrared cameras** with recording. The central feature of the garden is a **natural pond**, with sliding doors from the living areas opening onto the **terrace** so that the pond becomes an integral part of the home. **The original pine trees** have been supplemented with young oaks, birches, and hornbeams, naturally linking the garden to the surrounding **nature park**.

A restaurant operates near the property, basic amenities are available in Hradištko, and full services can be found in nearby Nymburk. A bus stop 1.5 km from the house provides **direct connections to Prague's Černý Most metro station** (a 37-minute ride). The D11 highway also offers a quick and convenient drive to the capital. The flat landscape, famously associated with the **writer Bohumil Hrabal**, is characterised by **deciduous forests with rare plants and animals**, including the great crested newt.

Total area 474 m<sup>2</sup>, built-up area 453 m<sup>2</sup>, garden 9,547 m<sup>2</sup>, plot 10,000 m<sup>2</sup>.

Option to purchase through the transfer of a 100% share in the SPV.

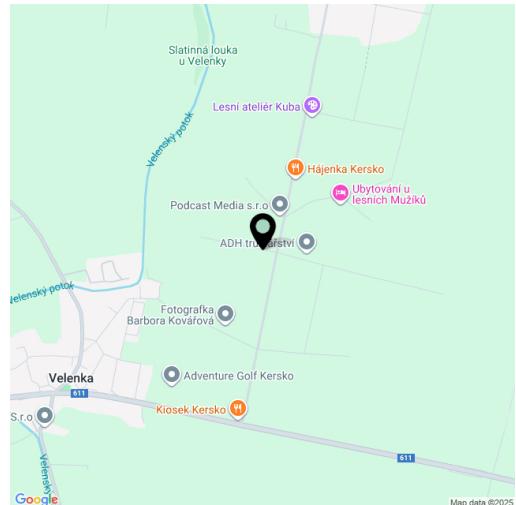


## House Four-bedroom (5+kk)

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510 m<sup>2</sup>, Nymburk, Hradištko, Kersko

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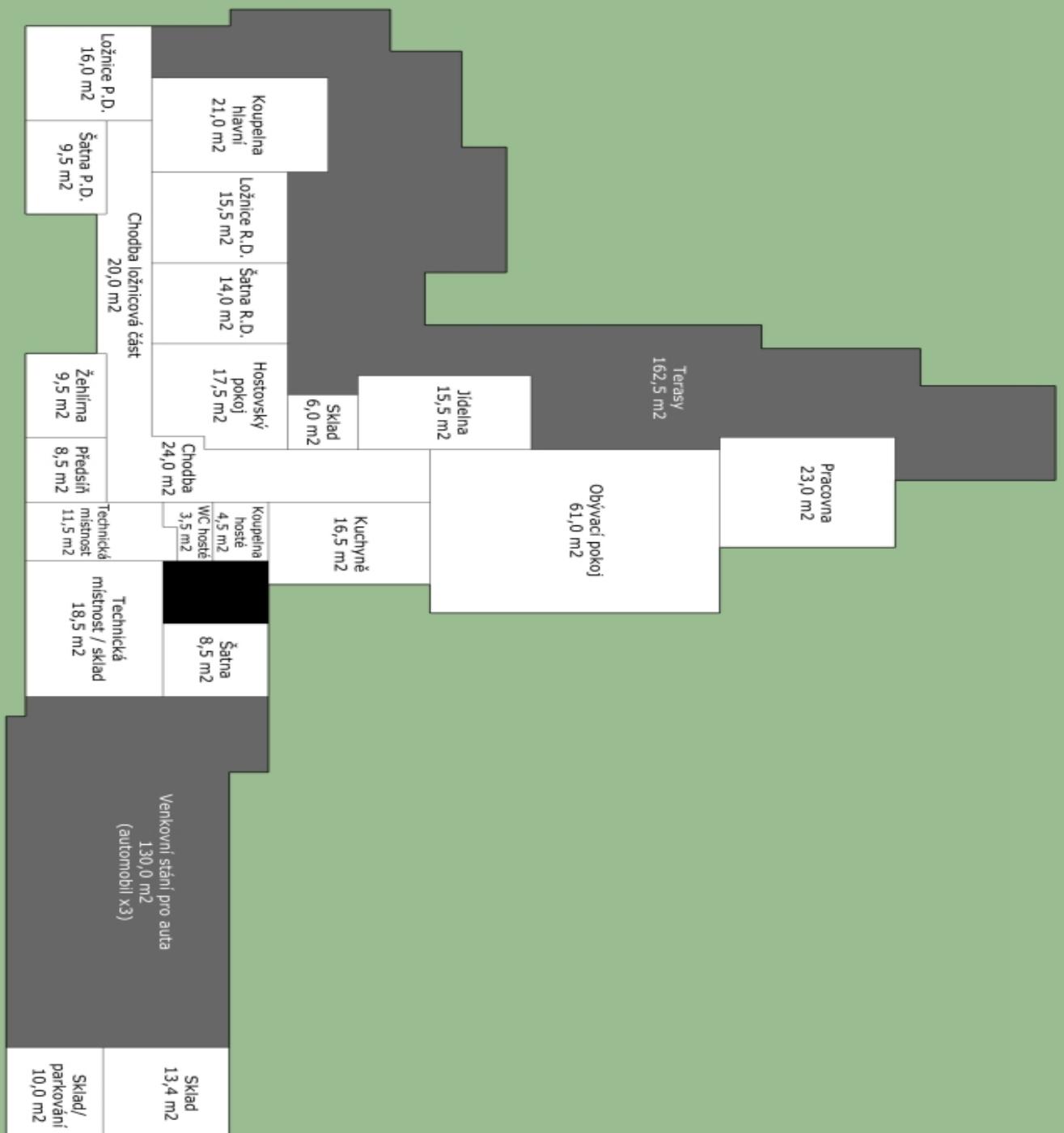




## House Four-bedroom (5+kk)

510 m<sup>2</sup>, Nymburk, Hradištko, Kersko

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