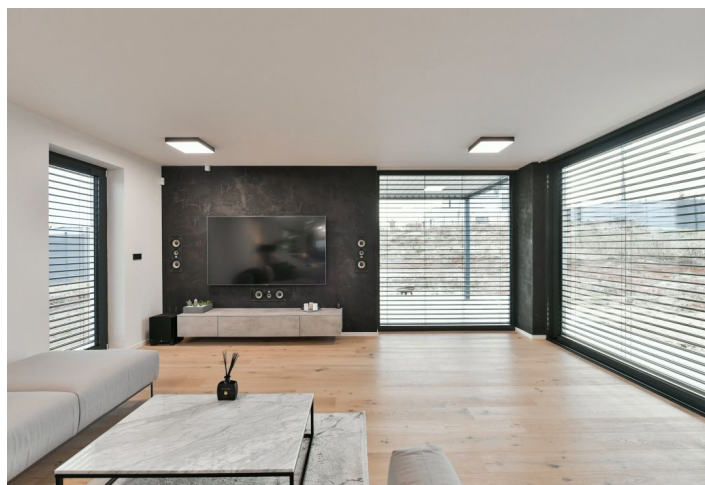
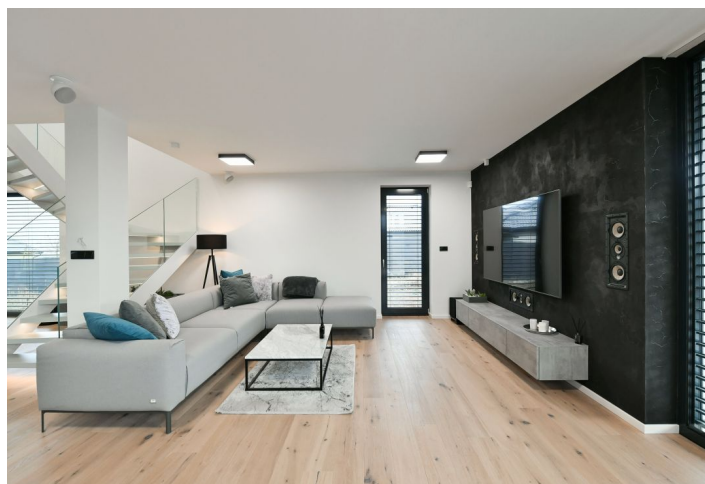
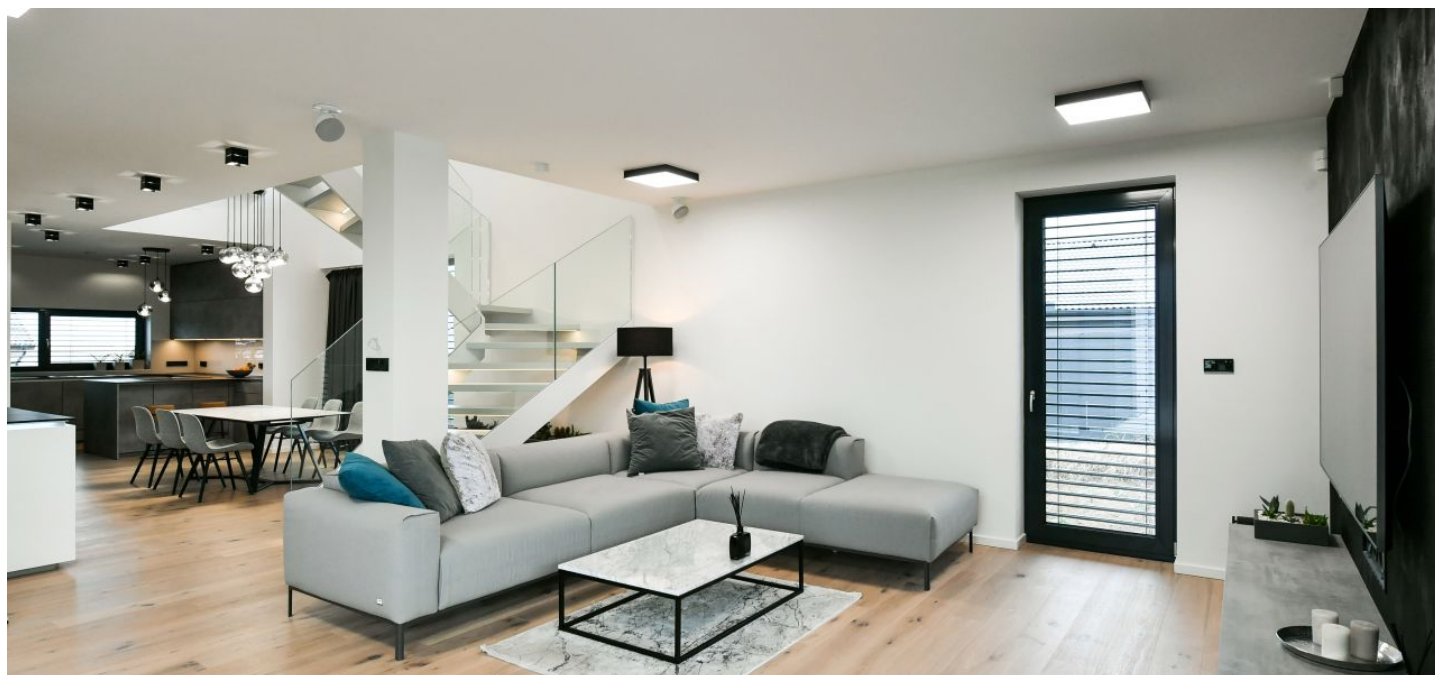




House Four-bedroom (5+kk)

Sold

254 m², Praha-západ, Vysoký Újezd, V Hlinkách





House Four-bedroom (5+kk)

Sold

254 m², Praha-západ, Vysoký Újezd, V Hlinkách

Plot	1 190 m²
Foot print	228 m²
Garden	962 m²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	40698

This recently completed family house with an airy and bright interior is situated in a quiet place in the village of Vysoký Újezd, next to a children's playground and a popular golf resort. The village, located a short distance from the western edge of Prague, offers a sufficient and constantly evolving infrastructure and good accessibility to the city and large nature parks.

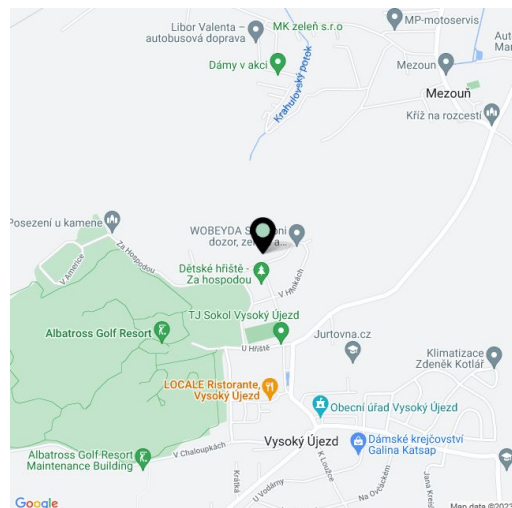
The largest part of the ground floor is reserved for an extra-large living room connected to the kitchen and dining room. This space can be opened towards the **garden** and on warm days can serve as a dining **terrace with a bioclimatic aluminum pergola**. There is also a master bedroom on this floor with a dressing room and a bathroom, a spacious hallway, a utility room, a separate toilet, and a hall with a dressing room and direct access from the **double garage**. The private area upstairs offers 1 bedroom with a walk-in wardrobe and en-suite bathroom, another 2 bedrooms, a central bathroom, a closet, and a gallery. The floor area of the house is further expanded by a **70-meter attic** that can serve as storage space.

The whole house is **air-conditioned**, large-format triple-glazed aluminum windows with safety foils let in plenty of daylight, the intensity of which can be regulated by exterior **electric blinds**. The hardwood **bleached oak floors** create a cozy atmosphere, and the 230 cm high doors contribute to a feeling of airiness. The modern German **Nolte** handleless kitchen in an above-standard design is equipped with built-in **Küppersbusch** appliances and a Siemens induction hob with an integrated hood. Facilities also include a **wine fridge** and a **5.1 home cinema**. Sanitary ware is by **Villeroy & Boch**. Heating is with a Baxi gas boiler, and there is a preparation for a heat pump. The offer comes with a project for garden landscaping. The house is secured by external cameras and an alarm system connected to a central security desk.

Shops, restaurants, and other services are gradually increasing in the village, which currently has a supermarket, a **farm produce store**, a post office, a kindergarten and elementary school, a restaurant, a beauty salon, or a fitness center. This very quiet location is popular mainly thanks to its easy access to Prague and also to the **Albatross golf resort**, located near the house. The ride by suburban bus to the Zličín metro station (line B) takes less than half an hour, and you can drive to the D5 highway in 3 minutes. The nearby **Bohemian Karst** protected landscape area provides a wide range of leisure activities in nature.

Interior 254.32 m², built-up area 228 m², garden 962 m², land 1,190 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

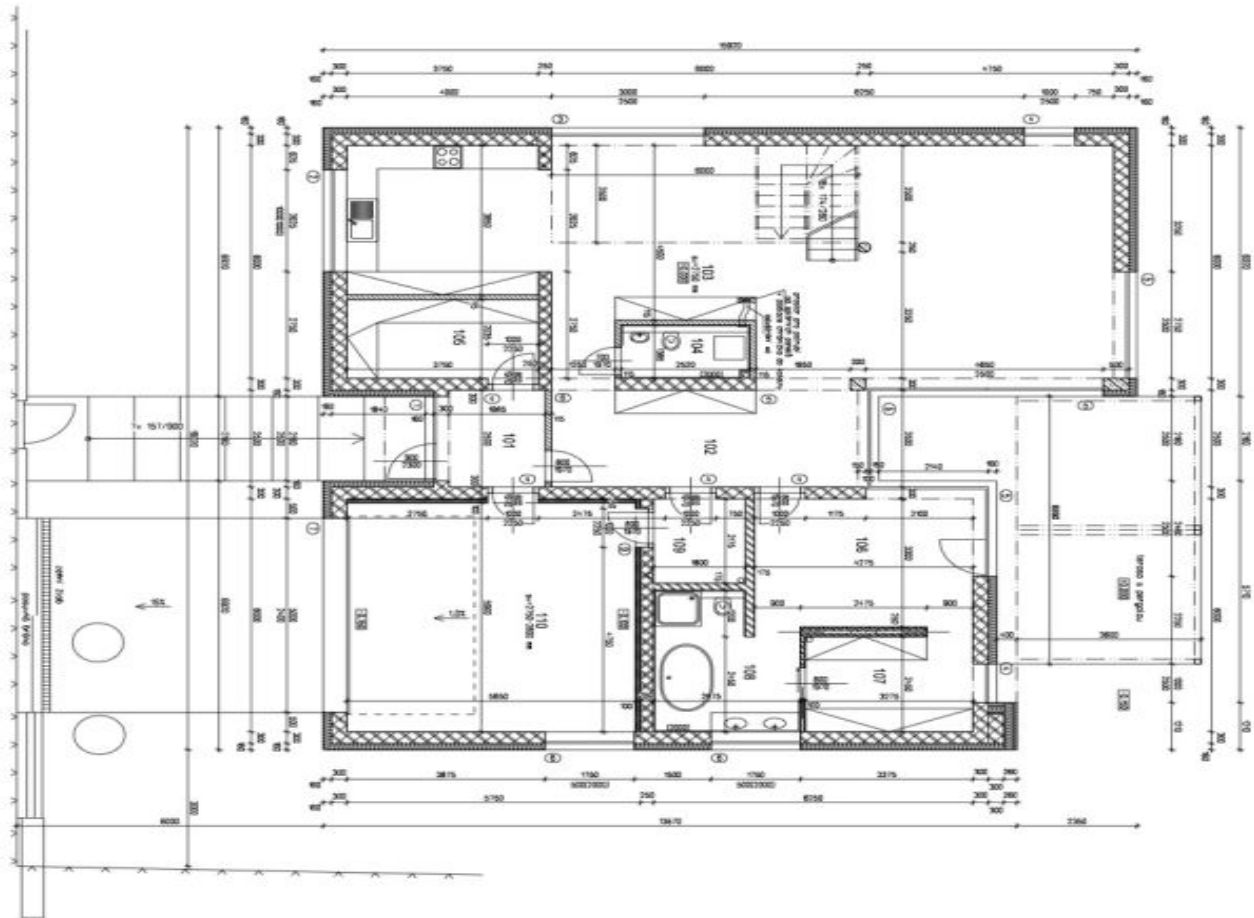




House Four-bedroom (5+kk)

254 m², Praha-západ, Vysoký Újezd, V Hlinkách

Sold



STAVITEL: ING. JAR. STŘEDKA PROJEKTANT: ING. JAR. STŘEDKA PROJEKT: NOVOSTAVBA RD VE VYSOKÉM ÚJEZDĚ Číslo: 100/51, k.ú. Vysoký Újezd u Bělska		PROJEKTANT: ING. JAR. STŘEDKA PROJEKT: NOVOSTAVBA RD VE VYSOKÉM ÚJEZDĚ Číslo: 100/51, k.ú. Vysoký Újezd u Bělska	
VÝKRES: PLOŠNÝ PRŮZEMÍ		VÝKRES: PLOŠNÝ PRŮZEMÍ	
1.1.2		1.1.2	

40,00 ± 416,95 m n.m., B.p.v.

ÚSTŘEDNÍ KOTLOVNA A ÚSTŘEDNÍ VODÁŘSKÝ SYSTÉM



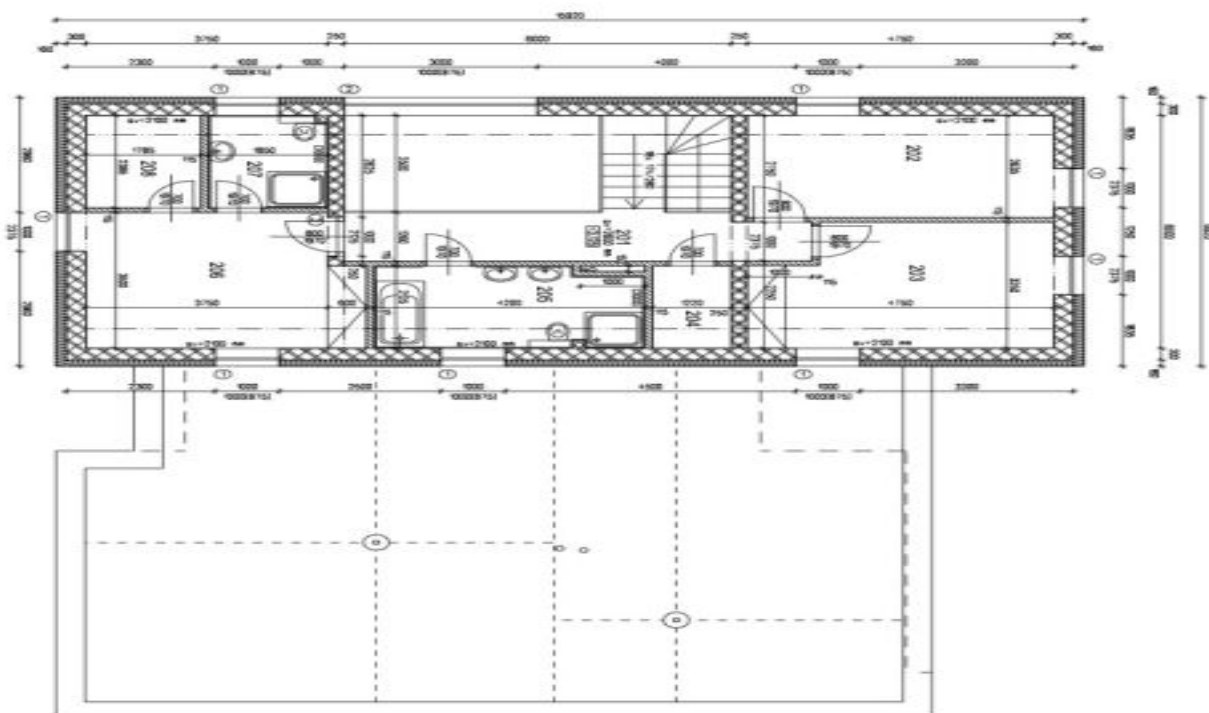
LEGENDA MATERIÁLŮ
1. TRAVNATÝ ROPOVÍŠEK 30 mm
2. TRAVNATÝ ROPOVÍŠEK 24 mm
3. TRAVNATÝ ROPOVÍŠEK 17 mm
4. TRAVNATÝ ROPOVÍŠEK 12 mm
5. TRAVNATÝ ROPOVÍŠEK 8 mm
6. TRAVNATÝ ROPOVÍŠEK 4 mm
7. TRAVNATÝ ROPOVÍŠEK 2 mm
8. TRAVNATÝ ROPOVÍŠEK 1 mm
9. TRAVNATÝ ROPOVÍŠEK 0,5 mm
10. TRAVNATÝ ROPOVÍŠEK 0,2 mm
11. TRAVNATÝ ROPOVÍŠEK 0,1 mm
12. TRAVNATÝ ROPOVÍŠEK 0,05 mm
13. TRAVNATÝ ROPOVÍŠEK 0,02 mm
14. TRAVNATÝ ROPOVÍŠEK 0,01 mm
15. TRAVNATÝ ROPOVÍŠEK 0,005 mm
16. TRAVNATÝ ROPOVÍŠEK 0,002 mm
17. TRAVNATÝ ROPOVÍŠEK 0,001 mm
18. TRAVNATÝ ROPOVÍŠEK 0,0005 mm
19. TRAVNATÝ ROPOVÍŠEK 0,0002 mm
20. TRAVNATÝ ROPOVÍŠEK 0,0001 mm

PRŮKRY
1. PRŮKRY 1 - 300
2. PRŮKRY 2 - 300
3. PRŮKRY 3 - 300
4. PRŮKRY 4 - 300
5. PRŮKRY 5 - 300
6. PRŮKRY 6 - 300
7. PRŮKRY 7 - 300
8. PRŮKRY 8 - 300
9. PRŮKRY 9 - 300
10. PRŮKRY 10 - 300
11. PRŮKRY 11 - 300
12. PRŮKRY 12 - 300
13. PRŮKRY 13 - 300
14. PRŮKRY 14 - 300
15. PRŮKRY 15 - 300
16. PRŮKRY 16 - 300
17. PRŮKRY 17 - 300
18. PRŮKRY 18 - 300
19. PRŮKRY 19 - 300
20. PRŮKRY 20 - 300

LEGENDA VÝŠKOSTI
1. VÝŠKOST 1 - 300
2. VÝŠKOST 2 - 300
3. VÝŠKOST 3 - 300
4. VÝŠKOST 4 - 300
5. VÝŠKOST 5 - 300
6. VÝŠKOST 6 - 300
7. VÝŠKOST 7 - 300
8. VÝŠKOST 8 - 300
9. VÝŠKOST 9 - 300
10. VÝŠKOST 10 - 300
11. VÝŠKOST 11 - 300
12. VÝŠKOST 12 - 300
13. VÝŠKOST 13 - 300
14. VÝŠKOST 14 - 300
15. VÝŠKOST 15 - 300
16. VÝŠKOST 16 - 300
17. VÝŠKOST 17 - 300
18. VÝŠKOST 18 - 300
19. VÝŠKOST 19 - 300
20. VÝŠKOST 20 - 300

Sold

254 m², Praha-západ, Vysoký Újezd, V Hlinkách



ERA	WATER WEIGHST	FLORA PT	FLORA DMA	ETHNA	STRIP	URTA
201	CHOCOLA	1.81	unified wing	depressioned mths	ls probnd	genial fly
202	POCCL	12.77	unified wing	depressioned mths	ls probnd	genial fly
203	POCCL	12.77	unified wing	depressioned mths	ls probnd	genial fly
204	POCCL	2.19	unified wing	depressioned mths	ls probnd	genial fly
205	POCCL	1.82	unified wing	depressioned mths	ls probnd	genial fly
206	POCCL	1.48	unified wing	depressioned mths	ls probnd	genial fly
207	POCCL	4.41	unified wing	depressioned mths	ls probnd	genial fly
208	POCCL	4.28	unified wing	depressioned mths	ls probnd	genial fly

- ① as the physical $T = 0$
- ② as the physical $T = 20$
- ③ as the physical $T = 125$


LEGENDA MATERIALI

- | | |
|---|-------------------------------------|
|  | 1148622 P0014E0H 20 P0071 II 300 mm |
|  | 1148622 P0014E0H 20 P0071 II 300 mm |
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|  | 1148622 P0014E0H 20 P0071 II 300 mm |
|  | 1148622 P0014E0H 20 P0071 II 300 mm |

10,00 = 416,95 m n.m. B.p.v.

THE FOLLOWING DOCUMENTS, IF ANY, ARE EITHER SUBMITTED WITH THIS APPLICATION OR SEPARATELY ATTACHED AND PROVIDED THAT:



<p>STANÉNIK MČ JARŮŽNA F.Š.ROŽKA 24/22 602 00 PRAHA 6</p>	 <p>PRÁVNÍK TRECNY PRÁVNICKÁ KANCELÁŘ</p>		<p>Na dotek: Ivana Dlouhá B. 703 Praha 6 150 00001 M. 222 222 222 M. 222 222 222</p>
	<p>MAJ NOVOSTAVBA RD VE VYSOKÉM ÚJEZDĚ č.přev. 007/51, k.ú. Vysoký Újezd u Berouna</p>	<p>DATA MĚŘENÍ F2001 SÚPRAVO 1/5 3.44 DOP</p>	<p>11.3 C. VYKRESU C. PRÁCE</p>