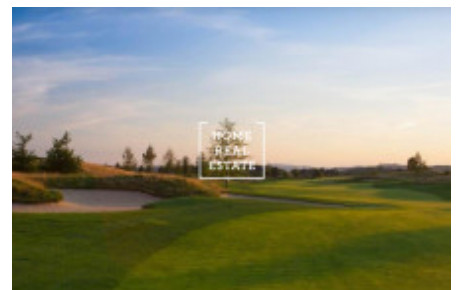
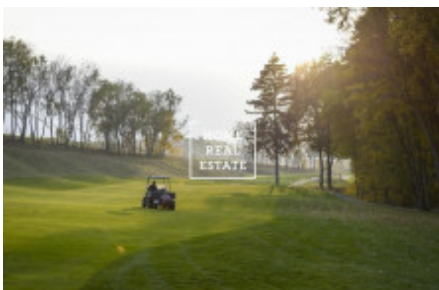


HOME
REAL
ESTATE

Sale house family, 294 m2 - Hliništatech



«Home Real Estate» with the exclusive mandate from the owner offers to buy a luxury stand-alone 5-bedroom villa with the full area of 294 m², situated in a very frequented and actively developing location nearby the "Albatros Golf Resort" in Vysoký Újezd town. Two-storey villa with a large terrace (36,27 m²) and picturesque view of the forest is situated on the rectangular shaped land with the full area of 1000 m². This modern passive house comes under the A category of energy efficiency rating and represents the combination of the most modern constructing solutions with high quality materials used, which provides the possibility of environment-friendly and low-cost living with good accessibility to all necessary infrastructure. Used materials and know-hows: the base of the house structure is a monolithic reinforced concrete foundation, a Siberian wood bearing frame, a wall of unified construction, multi-layer floors with perfect sound isolation, energy-efficient glazing, a system of air recuperation, an energy efficient automatic electric heating system. The land has all communications: water, canalization, electricity and gas. Location: Vysoký Újezd town is situated not far from Karlštejn (17 km - 15 minutes by car) and Prague (12 km - 10 minutes by car). The Koněprusy caves and Velká Amerika limestone quarry are also nearby. The town is known for its natural beauty and calmness, and also for the best golf club in Czech Republic, where world championships take place. You can get to the capital by bus, which stops just 300 metres from the residential project. Even more comfortable option is to get to Praha by car via D5 highway. It takes 12 minutes to get to Zličín and about half an hour to get to the city center. All houses in Vysoký Újezd are newly built, and that ensures the beauty of the town. Construction of 5-star SPA hotel and residential houses promotes the infrastructure development. There are supermarkets, a post office, elementary school and other services in the town. The construction will be finished during the first half of 2019 A note to the price: this building is free from the real estate transfer tax (4%). You only pay land tax.

ID	35531	Offer	Sale
Group	Family	Location	10120, 267 16 Vysoký Újezd, Чехия
Ownership	Personal	Usable area	294 m ²
Parking	Yes	City	Prague
Status	Realized		