



HOUSE FOR SALE, street U Rybníčku, Vysoký Újezd

This recently completed family villa combines futuristic design and comfort with attention to detail and spaciousness. Every square metre of this two-storey home has been finished to the highest standard to ensure your satisfaction. The developer has decided to finish the property and sell it in move-in-ready condition, making this an ideal property for the busy executive who expects perfection. Luxury has been incorporated throughout! Some luxuries, like the steel-frame construction, double plasterboard with vibration membrane for soundproofing, and the under-floor heating, cannot be seen but are experienced in the quality of your daily life. Other luxuries are on full display! Appliances were selected for their quality and design, Canadian oak wood floors fill the rooms with warmth, and the distinctive yet neutral tones used throughout provide you with scope to add your distinctive style to the villa. And we should mention the 2.8m ceilings and large picture-frame windows that make this house so airy, light, and sun-drenched. The ground floor features a large living and entertainment area with a state-of-the-art open-plan Italian kitchen that flows onto a spacious garden through full - height French doors. Also tucked away on the ground floor are a guest bedroom (or home office), bathroom, separate toilet, boiler room and garage. The first floor is, where the family can retreat in privacy. The master bedroom is an oasis with its own en suite bathroom and walk-in dressing room and closet. A further two bedrooms and a full bathroom round off the family accommodations. Also on the first floor is a generous 98 m² sun terrace with an aluminium pergola – Ideal for sunbathing, relaxing, or enjoying an evening cocktail while taking in the expansive views. The 223 m² villa is built on an 817m² plot of land. In conclusion, we can mention the exclusive location of this property in Vysoký Újezd near the Albatross Golf Resort, which meets EGA standards and hosts international tournaments. There are basic civic amenities (such as a post office, restaurant and a maternity & elementary school). The suburban bus to the Zličín metro station (Line B) takes less than half an hour. Thanks to the D5 highway, you can reach the center of Prague in 25 minutes. This property is an ideal investment for a discerning buyer. Photos are of the actual property. You are with us about the finished and features of the home is available on request. Call us soon to view this beautiful home! It won't be on the market for long!

3x 4x

28 000 000 CZK

Specification

Detached house

Area: 223 m²

Bedrooms: 4

Bathrooms: 3

☒ Terrace (98 m²)

☒ Garden (817 m²)

Estate id: 6246 **Web link:** www.viphomes.cz/6246

Agent:

Mária Mihinová

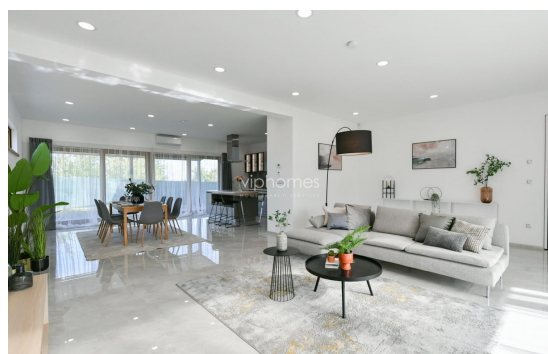
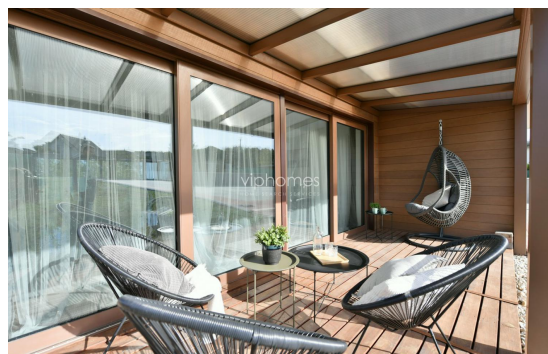
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The villa is finished to a luxury standard. The high quality of materials will satisfy even the most demanding clients. The standards of the house include Canadian oak wood flooring, Italian large-format tiles, aluminum windows, and a German heated floor system. Heating is provided by a German Viessmann boiler. All internal doors are made of MDF and aluminium. Air conditioning with a heating function is installed in all rooms.

The house is equipped with an alarm and camera system from Jablotron. The location of Vysoký Újezd is very quiet, attractive, and still developing.

The surrounding area is built up with modern family houses. Nearby there is a kindergarten, Italian restaurant Locale Ristorante, IQ Gym, or Golf Resort Albatross.

Total price: 28 000 000 CZK



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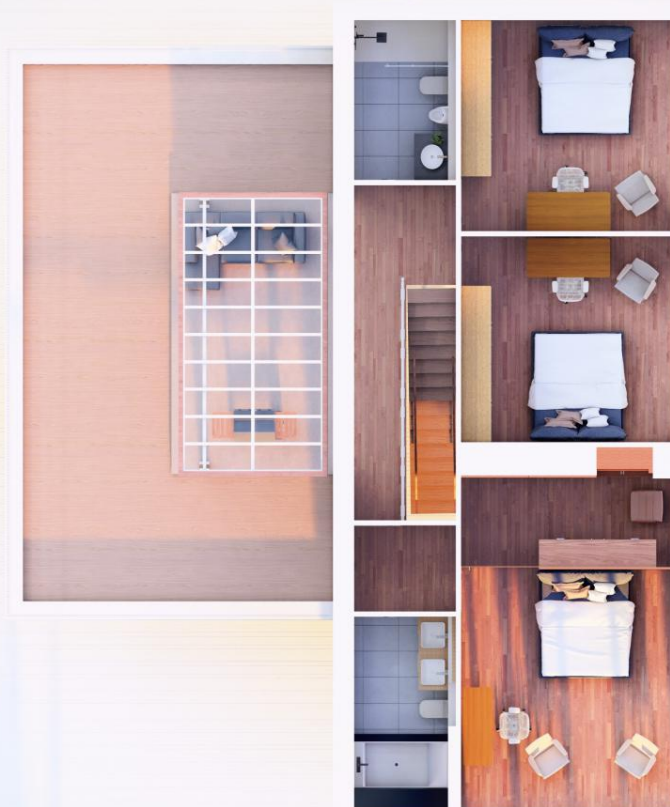
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