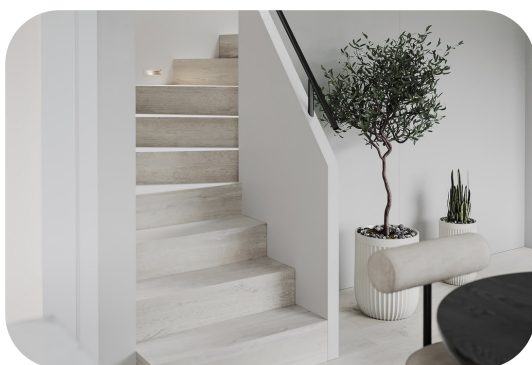




# House 4 Bed

Praha-východ, Strančice, Na Výsluní

PRICE FROM	PROPERTY	CODE	LAND	AREA	GARDEN	PARKING
Reserved	ID 855	A45	270 m <sup>2</sup>	138 m <sup>2</sup>	125 m <sup>2</sup>	2



The airy modern family house is part of the premium project East Gardens in the picturesque village of Strančice, in the heart of the Central Bohemian countryside.

The house provides the best for a quiet family life in the countryside, twenty-six kilometers southeast of the center of Prague and six kilometers south of the town of Říčany. In addition, each of the houses has access to a private park with a playground, a garden with an area of 70 to 130 m<sup>2</sup> with a terrace and a garden house.

The ground floor consists of a spacious living room with kitchenette connected by French windows to the garden. Furthermore, study, toilet and utility room. Upstairs is the master bedroom with walk-in closet, two bedrooms and two bathrooms made of large-format ceramic tiles with a pattern of natural stone. The rooms are designed with the solar cycle in mind and the simple shapes of the furniture. The premium design and high quality of all materials used are a matter of course.

Standards include nightly backlit stairs and bathrooms. The house includes two parking spaces in front of the house with the preparation of charging stations for electric cars, rooftop solar collectors for hot water heating and a smart Loxon household. There is also a heat recovery unit that will significantly reduce energy consumption.

Excellent accessibility by car, 5 minutes on the D1, 9 minutes to the Prague ring road, 10 minutes to Říčany, 20 minutes to the center of Prague. From the train station, a 7-minute walk away, there is a connection to the center of Prague every 30 minutes.

Planned completion date 1Q 2022. For complete information about the project and all available units do not hesitate to contact us.

Standards include nightly backlit bathrooms. The apartment building includes three parking spaces in front of the house with the preparation of charging stations for electric cars. Furthermore, the preparation of roof solar collectors for hot water heating and smart home Loxon. There is also a heat recovery unit that will significantly reduce energy consumption.

Excellent accessibility by car, 5 minutes on the D1, 9 minutes to the Prague ring road, 10 minutes to Říčany, 20 minutes to the center of Prague. From the train station, a 7-minute walk away, there is a connection to the center of Prague every 30 minutes.

Apartment prices from CZK 5.6 million. The completion date is planned for December 2021. For complete information about the project and all available units, do not hesitate to contact us.



Na Výsluní 517  
251 63 Strančice



Půdorys 1.NP



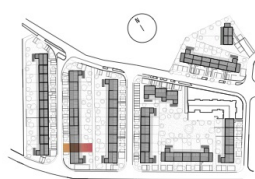
Půdorys 2.NP



Ár



Řez domem



Umístění jednotky v projektu



**Dům** A45 **Na Vyhliďce**  
typ kód fáze projektu  
**5+kk** **138 m<sup>2</sup>** **103,8 m<sup>2</sup>**  
dispozice podlahová plocha zahrada

1. NP	podlahová plocha (m <sup>2</sup> )
1.01 Zádveří	6,5
1.02 WC	2,0
1.03 Technická místnost	5,1
1.04 Obývací pokoj + kuch. kout	35,0
1.05 Pracovna	12,8
1.06 Schodiště	3,8
1.07 Terasa	22,1
2. NP	
2.01 Hala	3,7
2.02 Pokoj 1	12,4
2.03 Pokoj 2	13,8
2.04 Ložnice	17,9
2.05 Šatna	4,1
2.06 Koupelna + WC	4,4
2.07 Koupelna + WC	5,8
<b>Podlahová plocha (1. + 2. NP)*</b>	<b>138</b>
Předzahrádka	21,2
Plocha pozemku	270
Zahrada	103,8
Parkovací místa	2ks
Zahradní domek	1ks

Názvy, popisy a plošné rozměry jsou orientační a developer si vyhrazuje právo na jednostranné změny. Zobrazené vybavení nábytkem, vestavné skříně, kuchyňská linka včetně spotřebičů nejsou součástí dodávky bytu. Toto vybavení je pouze grafickým znázorněním možného zařízení bytu.

\*Podlahová plocha dle vyhlášky č. 388/2013



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