



Two-bedroom Apartment

84 m² Neprobylce

257 500 €



Layout
Two-bedroom

Area
84 m²

Parking
1x assigned

We offer for sale a brand-new apartment in the unique 'Dvůr Hrádek' project, which has undergone a complete and sensitive reconstruction. This unassuming project, full of greenery with its own land and only 6 apartments, is part of a former farmstead delicately integrated into the surrounding buildings and landscape. It offers its future owners attractive architecture that respects the historical heritage of the place and a high standard of amenities. The accessibility to Prague is comfortable - you can reach Ruzyně airport in 20 minutes.

The living space is dominated by a unique large-format studio window with a beautiful view of the surrounding greenery and countryside. Equally dominant are the high ceilings, creating an impression of airiness and space. Also available are an entrance hall, further two bedrooms, a designer bathroom, and a separate toilet. Sophisticated heat pump technology ensures high efficiency and low heating costs, which are provided by underfloor heating. The property has its own well and together with the rainwater retention system reduces the economic burden and ensures the saving of tap water. The apartment includes one parking space and the use of a common garden.

Price	257 500 €
Floor area	84 m ²
Floor	2
Parking	1x assigned
Building energy rating	D

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The idyllic village of Neprobylice is located about 4 km from the town of Slaný. There is a mixed goods store, a high school Euroinstitut and an eco children's playground. A kindergarten is located in the neighboring village of Královice, with an elementary school in nearby Kvílice. The equestrian area Královický dvůr, which offers an outdoor riding arena, a new riding hall, and a popular restaurant, is also available. A cycle path just 100 meters from the building to Louny or Kralupy nad Vltavou invites for sporting activities. Regular bus lines connect the village of Neprobylice with the town of Slaný and Prague. Due to the fast connection and lack of rental housing in Prague, the apartment is also offered as an investment opportunity with attractive rental yields.

We look forward to seeing you at the viewing of this sophisticated living in the countryside yet within easy reach of the capital.

Note: Kitchen unit can be supplied at an additional cost.

VÁŠ MAKLÉR



Petra Harrison

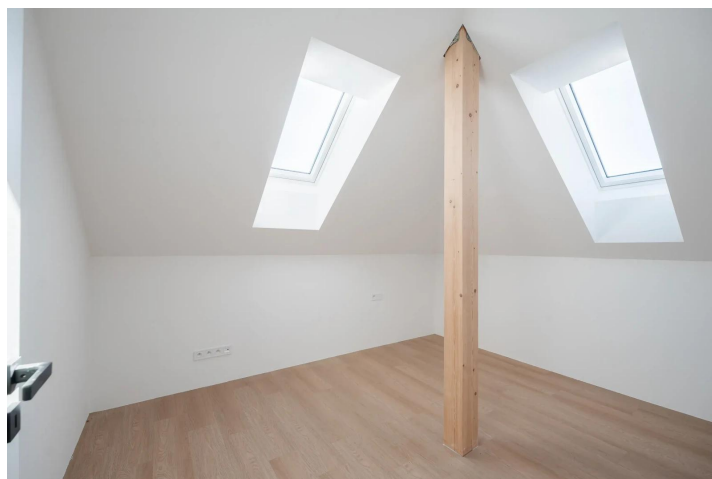
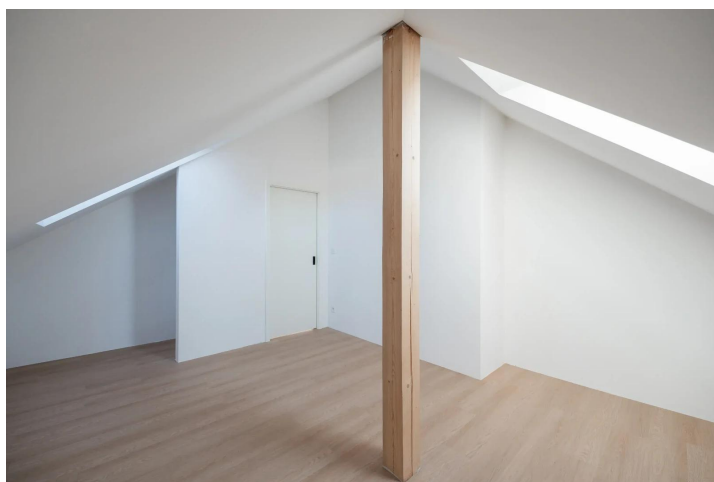
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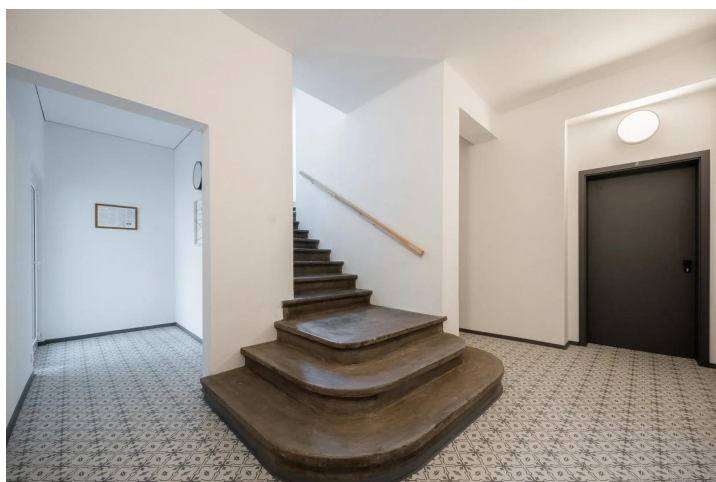
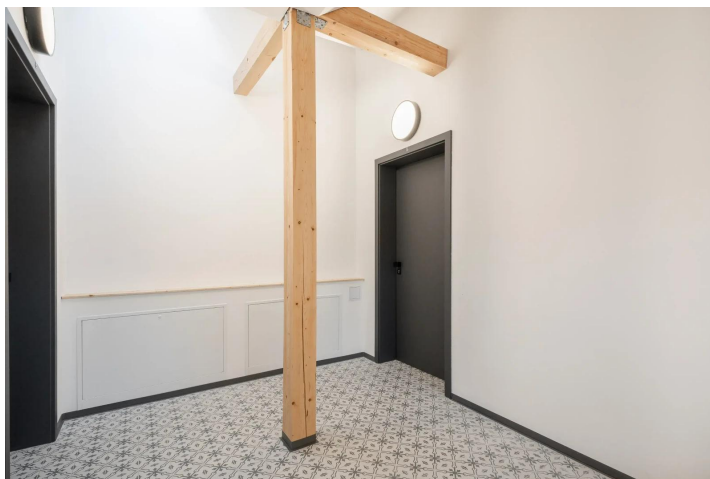
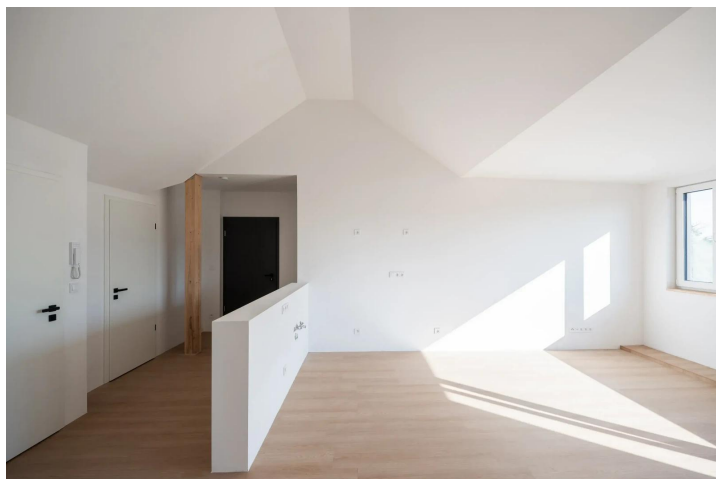
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