



Two-bedroom Apartment

82 m² Neprobylice

298 500 €



Layout
Two-bedroom

Area
82 m²

Land
137 m²

Terrace
16 m²

Parking
1x assigned

We are offering for sale a brand new apartment in the unique 'Dvůr Hrádek' project, which has undergone a complete and sensitive reconstruction in 2023. This unassuming project, full of greenery with its own land and only 6 apartments, is part of a former farmstead and is sensitively integrated into the surrounding development and landscape. It offers future owners attractive architecture that respects the historical legacy of the site and a high standard of equipment. Accessibility to Prague is comfortable - you can get to Ruzyne airport in 20 minutes.

From the spacious hallway, you can enter two bedrooms, which with their views of nature create a calm atmosphere. The living area is complemented by direct entry to a sunny terrace and beautiful garden, which offers a generous 137 m² of space for moments of relaxation or entertainment. Optimal lawn care is provided by an irrigation system. The apartment also includes a designer bathroom with a spacious shower and elegant bathtub. The toilet is located separately. Sophisticated heat pump technology ensures high efficiency and low heating costs, which are provided by underfloor distribution. The property has its own well and together with the rainwater retention system reduces the economic

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Building energy rating	D

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burden and ensures the saving of tap water. The apartment comes with one parking space and a small area for storing seasonal items.

The idyllic village of Neprobylice is about 4 km from town of Slaný. Here you will find a mixed goods store, the Euroinstitut secondary school and an ecological children's playground. A kindergarten is located in the neighboring village of Královice, and an elementary school in nearby Kvílice. The Královický dvůr equestrian area is available, combining an outdoor riding arena, a new riding hall, and a popular restaurant. A cycle path to Louny or Kralupy nad Vltavou just 100 meters from the building invites for sports activities. Neprobylice is connected to the town of Slaný and Prague by regular bus lines. Due to the fast connection and the 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 on a viewing of this sophisticated rural living within reach of the capital.

Kitchen unit can be supplied separately and is not part of the asking price.

VÁŠ MAKLÉR



Petra Harrison

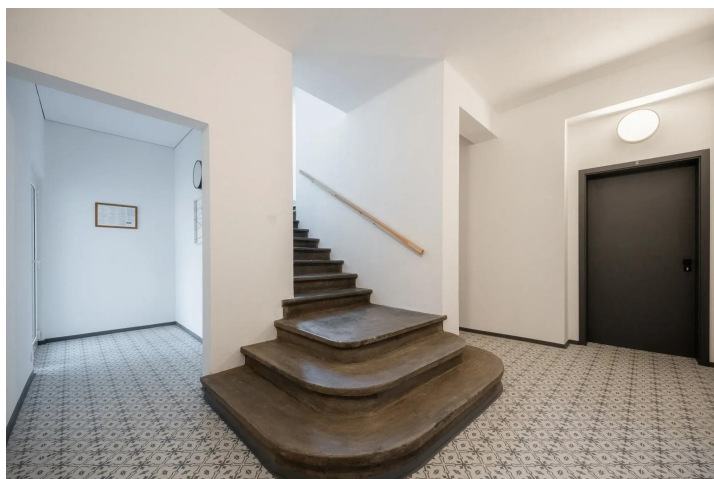
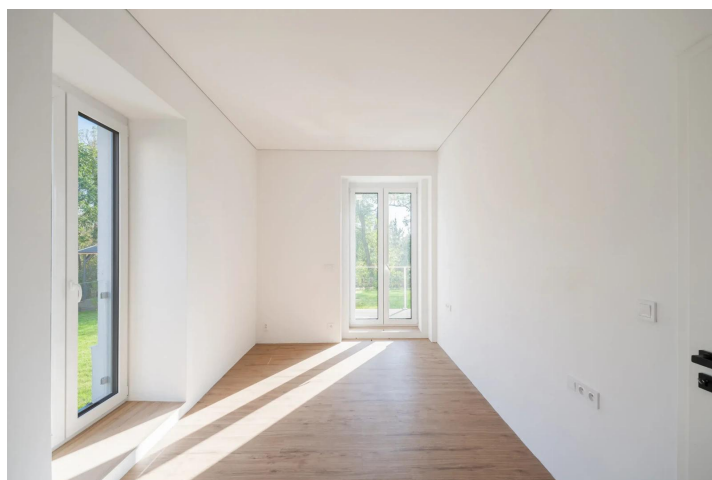
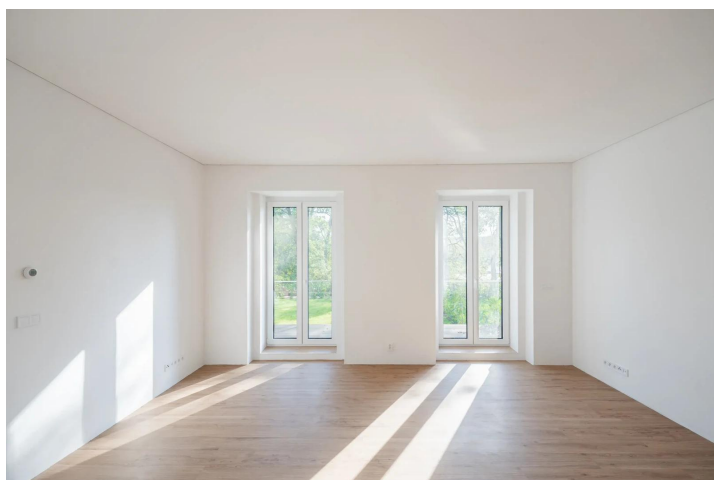
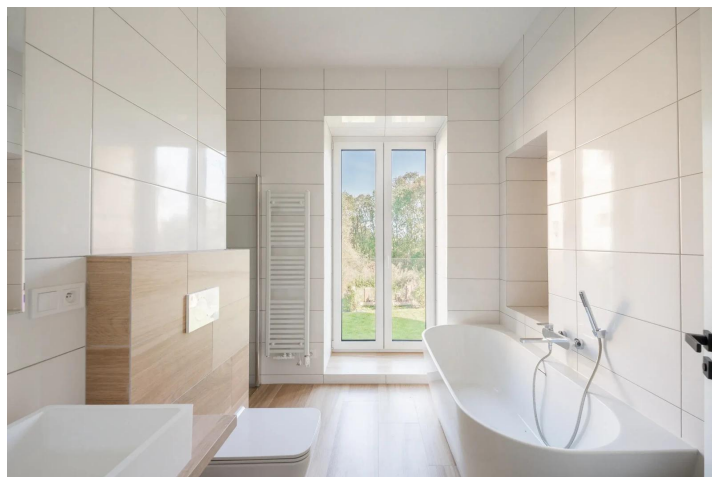
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