



Six-bedroom House

416 m², Land 1 285 m² Vysoký Újezd, V Hlinkách

Price upon request



Layout
Six-bedroom

Area
416 m²

Terrace
34 m²

We are pleased to introduce a modern brick villa with a 7+kk layout, situated in the picturesque village of Vysoký Újezd near Beroun, boasting beautiful natural surroundings of the Bohemian Karst and close proximity to one of the best Czech golf courses - Albatross Golf Resort with an international PGA status.

This village is rightfully one of the most sought-after residential locations in the vicinity of Prague.

The villa, situated on a plot of 1285 m² and completed in 2022, offers a usable area of 416 m² over two floors.

The first floor features a representative entrance hall with a staircase, a living room with a fully equipped kitchen, a guest room with a private bathroom, a dressing room, toilet, three utility rooms, and a garage for two cars. The second floor has four separate spacious bedrooms and four bathrooms (one for each bedroom), an office, and a utility room.

All windows in the house are French-style, aluminum with insulating triple glazing. The house is equipped with external blinds, intelligent air conditioning

Built-up area	259 m ²
Floor area	416 m ²
Terrace	34 m ²
Building energy rating	A

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units, an alarm, and a camera system. The heating throughout the house is underfloor and managed by two independent heat pumps.

The house has exceptionally high ceilings - 3 meters, with door heights of 2.5 meters.

The flat garden features a sauna, an irrigation system, and two technical sheds. The garden has a separate entrance. Below the surface, there is a rainwater tank.

This is a truly high-quality brick new building suitable for a large family, which can also be used as a multi-generational house. Given the number of bedrooms and bathrooms, independent living within the house is feasible.

The house is offered including built-in and other equipment and including appliances. Most materials and furniture are imported from Italy from the Milan fair.

Vysoký Újezd near Beroun is very accessible thanks to the D5 highway and the nearby Prague ring road. It is 20 km and a 25-minute drive to the center of Prague, 20 minutes by car to the airport, and 10 minutes by car to Beroun.

In recent years, Vysoký Újezd has seen the development of a community closely associated with the local golf complex. Besides the renowned Italian restaurant, you can also dine at the KOGO restaurant directly in the golf course area.

In Vysoký Újezd, there is a town hall, post office, kindergarten, school, grocery store, and sports facilities. Large shopping needs can also be handled through delivery services.

The village also has a completely renovated castle, Vysoký Újezd, which is set to become a five-star hotel in the future.

Do not hesitate to contact us for more information about this property.

Energy efficiency rating of the building: A.

We highly recommend a viewing.

VÁŠ MAKLÉR



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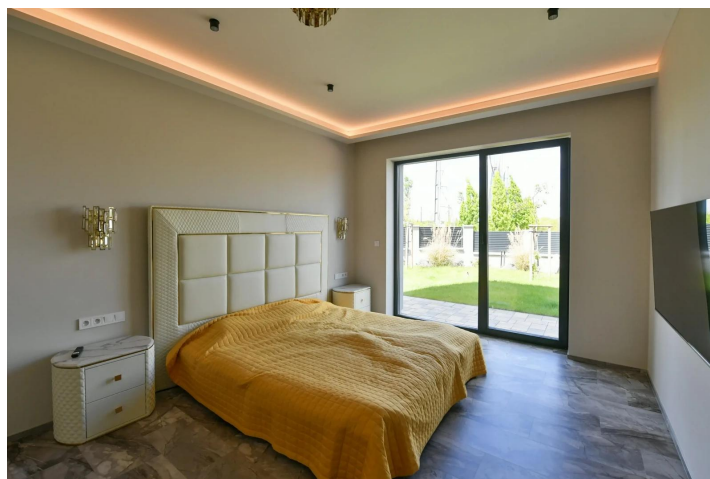
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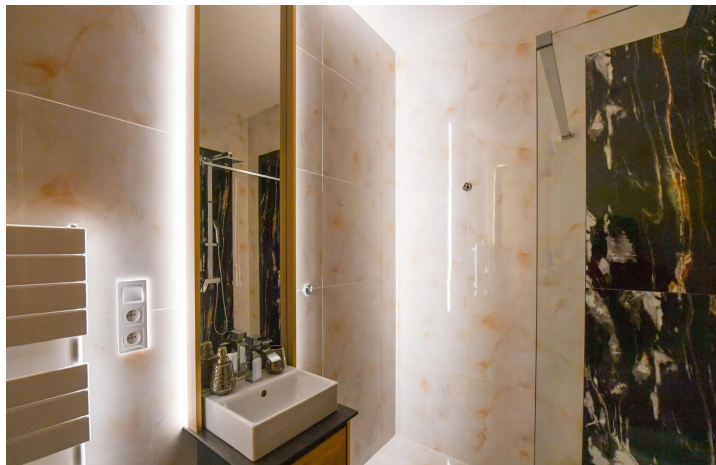
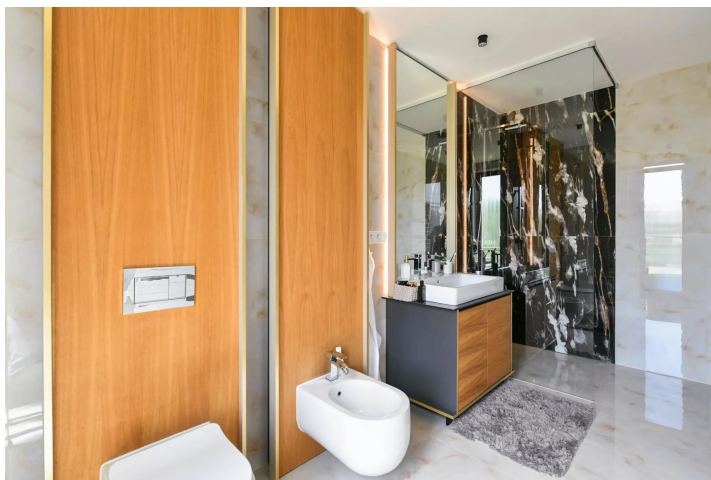
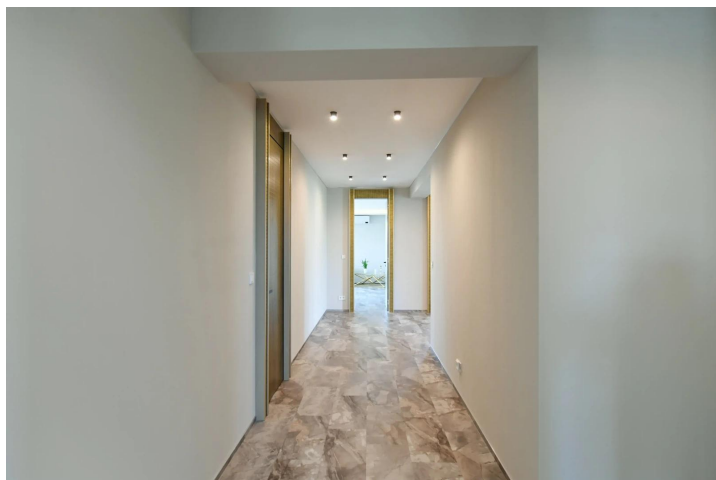
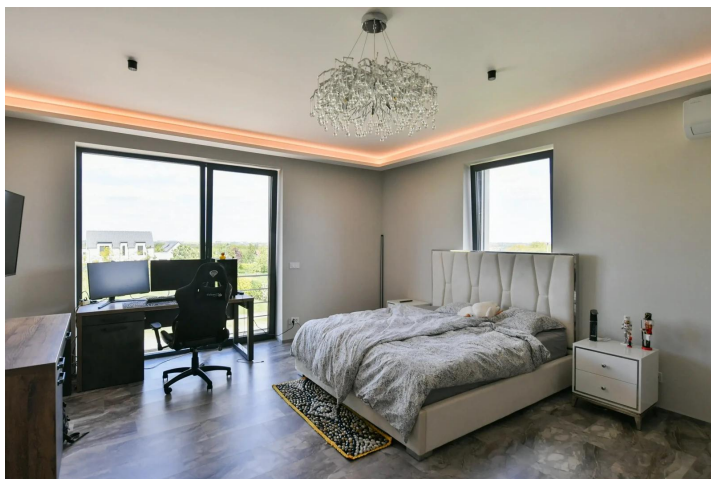
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