

## HOUSE FOR SALE 4+KK, street. U Vršku, Vysoký Újezd

A limited number of spacious and secluded family houses in a lush natural environment with spectacular green views. A location such as this is rare and sought-after, providing privacy, prestige and proximity to all the amenities.

The offer of absolutely unique housing in a newly-created development of bungalow family houses, which correspond to the highest standards and trends of a modern lifestyle. The concept of the project comes from the efforts to take full advantage of the potential of the beautiful landscape and the unique design by internationally acclaimed architect of Slovak origin, ing. arch. Ján Strcula. The objective is the uniform design of a complex of interiors with clean lines and a perfect play of light, comfortable and stylish, which fulfils not only the demanding requirements of today, but the future, as well. The project offers the use of modern technologies and its great advantage is its extreme economy. All of the units correspond to the "Passive building class 1" category and the expenses amount to CZK 1800 per month. The energy performance of the building corresponds to Class A – energy efficient building.

Living in Vysoký Újezd is ideal for everyone who wants to live close to nature while having the advantages that a town has to offer within reach. A life awaits you with views of the greenery of the popular nearby Albatross golf course and the new centre of town, which offers an inexhaustible amount of sporting activities, social events and every civic amenity – a school, preschool, post office, grocery store. Over the course of two years the civic amenities will even expand to include restaurants, shops and a "Central Park" and the existing chateau will be reconstructed into a luxurious SPA hotel. The Black Roofs projects is endeavouring to revive the spirit of traditional housing, which was unique to smaller towns and municipalities; with civic amenities that would return the neighbourly spirit and renew the fellowship and subdued contact between people. Families with small children would not have to be afraid to send them outside, while the parents will be able to easily park in front of their house or on their land. Golf lovers will surely appreciate the proximity of the renowned

Albatross resort which fulfils F&A standards and holds international tournaments, while families will enjoy the peaceful trips with children to the countryside and the places of interest in the general vicinity (Karlštejn Castle, the town of Svatý Jan pod Skalou and the Koněprusy Caves).

1x 3x

**8 190 000 CZK**

### Specification

Detached house

Area: 119 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

☒ Garden (533 m<sup>2</sup>)

**Agent:**

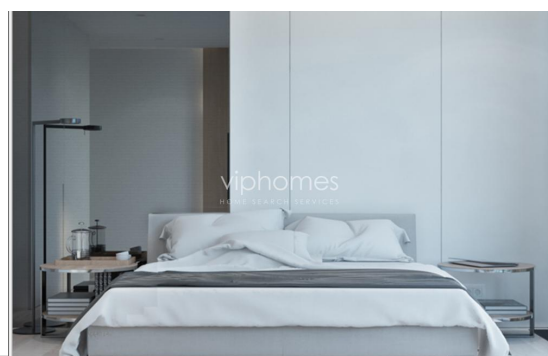
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The new buildings, located in the picturesque environment around the Berounka River, also offer excellent transportation options. The town of Vysoký Újezd is only 30 minutes away from the Zličín metro station by suburban bus routes and it is a three minute drive to the D5 motorway.

Building type A – with a layout of four rooms plus a kitchenette, a total area of 119 m<sup>2</sup> and a plot of land with a size of 527 m<sup>2</sup>, offers a spacious entrance hall with a stairwell, a living room with a kitchenette and dining nook (42 m<sup>2</sup>), from which there is access to a terrace, and there is also a toilet on this floor. The main bedroom with access to a terrace is on the upper floor. The room is connected to a bathroom with a solitary bathtub and shower stall. The floor also has two more bedrooms, a bathroom (a shower stall, WC, bidet, built-in closet, designer heating “ladder”) and a closet. The bungalow has an embedded bathtub in the bathroom with a view to the garden. There are solar panels on the roof of the building, a heat pump, triple glazed windows and an air recovery system. The buildings offer a feeling of absolute privacy, as does the yard. A change of the layout to 5 rooms plus a kitchenette is possible for some buildings upon request. They will be completed in 12/2018.

For more information about the Black Roofs project in the town of Vysoký Újezd by Beroun, please call our realtor at: 775 725 975.



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[www.viphomes.cz/4358](http://www.viphomes.cz/4358)

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