



House Four-bedroom (5+kk)

€ 1 368 185 | CZK 33 500 000

270 m², Beroun, Vysoký Újezd, U Kamene





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Total area	270 m²
Plot	834 m²
Foot print	834 m²
Floor area	254 m²
Terrace	17 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	A
Reference number	108211

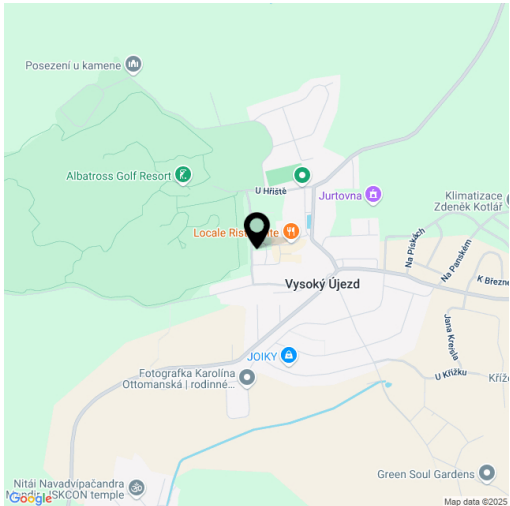
This modern energy-efficient family home is currently being built just a short distance from the center of the rapidly developing Central Bohemian village of Vysoký Újezd. The location is primarily known for the Albatross Golf Resort, a proud host of European Tour tournaments. From here, it's just a short drive to Zličín, Beroun, or many attractive tourist destinations in the Český kras region. The expected completion date is Q4/2025.

The ground floor of the two-story house features a spacious living room with a dining area and open plen kitchen (55 m²), a bedroom, a bathroom, a walk-in closet, a utility room, a hallway, an entrance hall, and a **two-car garage** (with an additional two parking spaces on the property). From the hallway, a staircase leads to the upper floor, which consists of a master bedroom with a walk-in closet and en-suite bathroom, two additional bedrooms, a second bathroom, and a laundry room. French doors from the living room and bedroom on the ground floor lead to the **terrace** with a pool and garden.

The house, with an energy label of A, will have a facade covered with **natural stone** and will be equipped according to current standards, including **aluminum windows** with triple glazing and exterior blinds, wooden (oak) floors on the upper floor, and large-format tiles on the ground floor and in the bathrooms, **underfloor heating**, and a gas boiler. The bathrooms with large-format tiles will feature **designer sanitary ware**, stylish mirrors, and cabinets beneath the sinks. Preparations for a **pool** and **photovoltaic system** will be made.

The location combines a **rural lifestyle** with quick access to Prague and Beroun (both within a 15-minute drive). Complete civic amenities are available in the neighboring towns of Rudná and Nučice, while basic services can be found directly in Vysoký Újezd (an Italian restaurant, grocery store, post office, kindergarten and primary school, and TJ Sokol clubs). The village is located near the beautiful nature of the the **Czech Karst region**, with iconic spots such as the Amerika quarries, Svatý Jan pod Skalou, **Karlštejn Castle**, and the Bubovice waterfalls.

Floor area 253.5 m², plot 834 m².

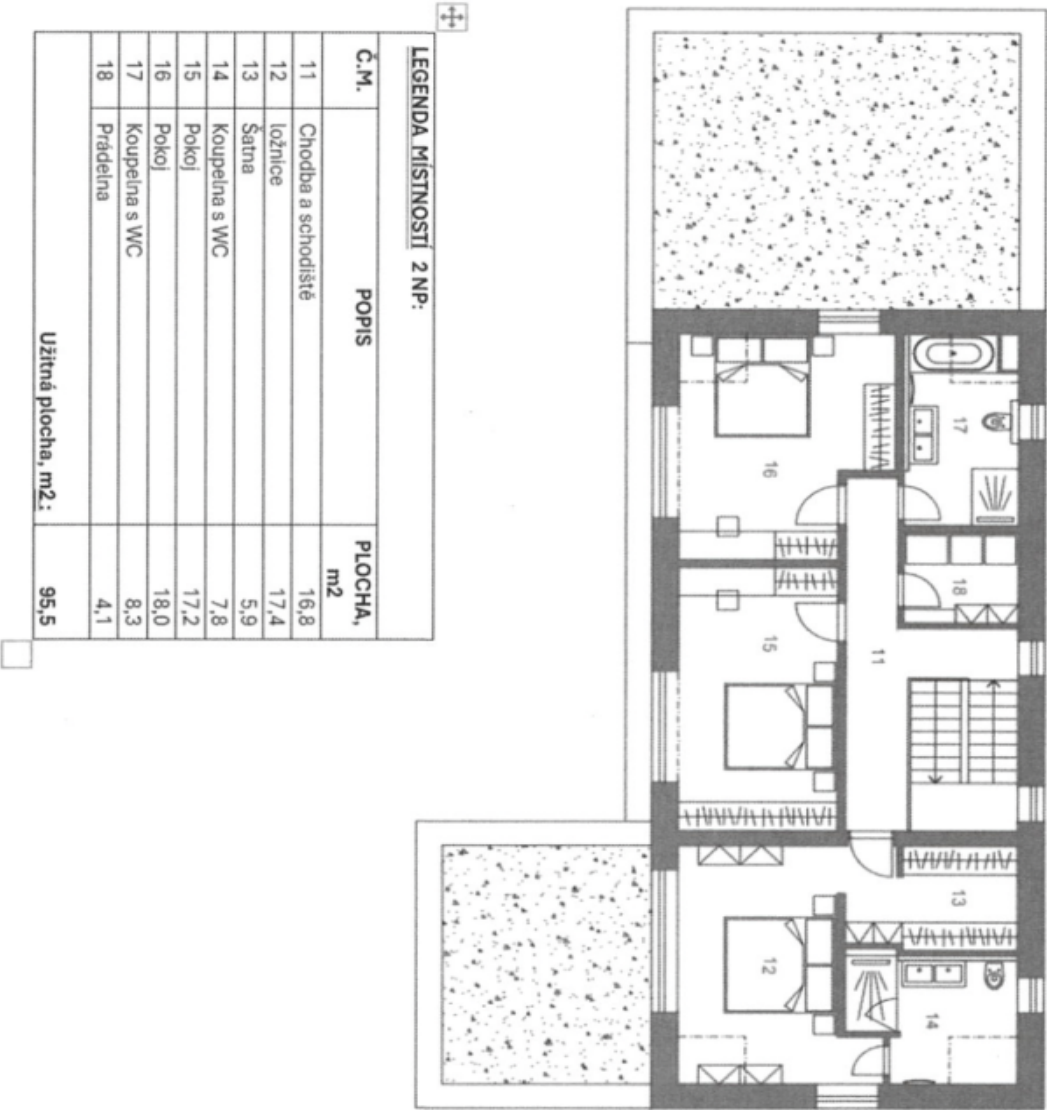




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