



## One-bedroom Apartment

60 m<sup>2</sup> Neprobylice

Reserved



Layout  
**One-bedroom**

Area  
**60 m<sup>2</sup>**

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. This unassuming project, full of greenery with its own plots and only 6 apartments, is part of a former farm estate and is sensitively integrated into the adjacent surroundings and landscape. It offers future owners attractive architecture that respects the historical heritage of the place and a high standard of amenities. Access to Prague is comfortable - it takes 20 minutes to get to Ruzyně airport.

The living space is dominated by a large-format studio window with a beautiful view of the surrounding greenery. Equally dominant are the high ceilings, creating an impression of airiness and space.

Additionally, there is an entrance hall, a bedroom, a designer bathroom, and a separate toilet. 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 economical burdens and ensures savings on tap water. The apartment comes with one parking space and the possibility to use a shared garden.

<b>Price</b>	180 100 €
<b>Floor area</b>	60 m <sup>2</sup>
<b>Floor</b>	2
<b>Parking</b>	1x assigned
<b>Building energy rating</b>	D

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

We look forward to showing you this sophisticated living in the countryside within easy reach of the city.

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

## VÁŠ MAKLÉR



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