



113 m<sup>2</sup> Pražská, Chýně, Praha-západ, Central Bohemia Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>CH-Z306</b>	Price	<b>Sold</b>
Address	<b>Pražská, Chýně, Praha-západ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>113 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Offer status	<b>Sold</b>
Land area	<b>237 m<sup>2</sup></b>	Built up area	<b>68 m<sup>2</sup></b>
Floor area	<b>100 m<sup>2</sup></b>	Garden area	<b>169 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>B - Very economical</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Terrace	<b>7 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We offer an economical family house with a garden in the project NEW CHYNĚ, on the western outskirts of Prague - in the village of Chýně - with a commute of 14 km to the center of Prague. The project will satisfy with the quality of the location, brick houses with practical layouts and gardens and technological sophistication. The offered house has a layout of 4 + kt, floor area of 113 sqm total usable area of 107.5 sqm - of which a terrace of 7.25 sqm. It stands on a plot of 237 sqm - of which a garden of 169 sqm. The house includes one parking space on its own plot.

PENB B - very economical.

The homes will be completed and ready for occupation this September 2024.

On the ground floor there is a practical entrance hall with cloakroom, storage room, toilet with tech. room, pantry under the stairs and a large living room massively glazed to the garden. Upstairs there is then a master bedroom, two bedrooms and a bathroom. The corridor above the stairs is pleasantly illuminated by a skylight. See attached floor plans for more details. On the floors there is quality laminate floating flooring (decor according to the house) and ceramic tiles. Bathroom equipment: Villeroy & Boch.

The house is built of Porotherm 18-30 Profi bricks (including 11.5 partitions). It is insulated with 120 mm EPS and heated by a DeDitrich air-water heat pump with underfloor heating including bathrooms. In the garage heating by radiator. Triple glazed windows and a thresholdless HS portal. The property includes a rainwater retention tank (2 m<sup>3</sup>) as well as preparation for photovoltaics, automatic garage door control and skylight windows. Roof: roof PVC foil with a layer of duck. In the garage there is one charging station, finished with a socket. The adjacent plots are separated by a wire fence with PVC finish and facing the street are 3D fence panels with gabion base.

Directly in the project there are several parks with playgrounds, a leisure kindergarten center, a multifunctional building with small services for residents, a Billa supermarket or a kindergarten. Other amenities of the village: municipal office, library, post office, GP, shops, restaurants, sports hall, primary and kindergarten. Other opportunities are offered by the nearby Metropole and Zličín shops including IKEA, Tesco, Globus, Datart, DM drogerie, PetCenter, Starbucks and others.

Accessibility is smooth: by car, regional bus or train. From here you can easily reach the D5 motorway, the R6 (Karlovy Vary), R7 (Slánská) or R1 (Prague ring road). In Chýně, since 2014, there is also a railway line with two train stops Chýně and Chýně-jih. Bus connections to metro B-Zličín and metro A-Motol are provided by regional lines 347 and 358 and the journey takes only 12 minutes.

Arrange a tour, we will be happy to introduce you to the project.

All visualisations shown on the website are indicative only and the reality may differ from these visualisations.

The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
CH-V326	5 and more rooms	257 m <sup>2</sup>	249 m <sup>2</sup>	19 m <sup>2</sup> / No / No	716 m <sup>2</sup>	SOLD
CH-X310	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	540 m <sup>2</sup>	17 900 000 CZK
CH-X311	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	492 m <sup>2</sup>	17 900 000 CZK
CH-X312	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	444 m <sup>2</sup>	SOLD
CH-X313	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	455 m <sup>2</sup>	SOLD
CH-X314	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	459 m <sup>2</sup>	SOLD
CH-X315	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	442 m <sup>2</sup>	RESERVED
CH-X316	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	428 m <sup>2</sup>	SOLD
CH-X317	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	17 m <sup>2</sup> / No / No	422 m <sup>2</sup>	RESERVED
CH-X322	4 rooms	174 m <sup>2</sup>	142 m <sup>2</sup>	16 m <sup>2</sup> / No / No	551 m <sup>2</sup>	on request
CH-X323	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	424 m <sup>2</sup>	on request
CH-X324	4 rooms	174 m <sup>2</sup>	142 m <sup>2</sup>	16 m <sup>2</sup> / No / No	412 m <sup>2</sup>	on request
CH-X325	4 rooms	174 m <sup>2</sup>	142 m <sup>2</sup>	16 m <sup>2</sup> / No / No	495 m <sup>2</sup>	RESERVED
CH-Y309	4 rooms	158 m <sup>2</sup>	125 m <sup>2</sup>	16 m <sup>2</sup> / No / No	434 m <sup>2</sup>	17 500 000 CZK
CH-Z302	4 rooms	113 m <sup>2</sup>	100 m <sup>2</sup>	7 m <sup>2</sup> / No / No	238 m <sup>2</sup>	SOLD
CH-Z305	4 rooms	113 m <sup>2</sup>	100 m <sup>2</sup>	7 m <sup>2</sup> / No / No	237 m <sup>2</sup>	SOLD
CH-Z306	4 rooms	113 m <sup>2</sup>	100 m <sup>2</sup>	7 m <sup>2</sup> / No / No	237 m <sup>2</sup>	SOLD