



Sale family house, 4+kt, 173 sqm, with terrace, on plot of 422 sqm, Chýně, Prague-west



173 m² Cenomanská, Chýně, Praha-západ, Central Bohemia Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|-----------------|--|------------------------------------|-----------------------------------|
| Order number | CH-X317 | Price | Reserved |
| Address | Cenomanská, Chýně, Praha-západ, Central Bohemia | Type | Houses |
| Category | Family House | Usable area | 173 m² |
| Number of rooms | 4 rooms | Offer status | Reserved |
| Land area | 422 m² | Built up area | 112 m² |
| Floor area | 141 m² | Garden area | 310 m² |
| Low energy | No | Energy performance of the building | G - Extremely uneconomical |
| Device | No | Parking | Yes |
| Garage | 1 | Terrace | 17 m² |

About real estate

We offer a corner family house with a sunny garden in the project NEW CHÝNĚ, on the western outskirts of Prague - in the town of Chýně - with a commute of 14 km to the center of Prague. The project satisfies 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, a floor area of 173.3 sqm, a total usable area of 174.3 sqm, including a terrace of 16.6 sqm. It stands on a plot of 422 sqm with a garden of 310 m². The house includes a garage for one car and one additional park. The parking is on its own plot.

On the ground floor there is a hall, bathroom, laundry room, tech. room and then a living room with kitchenette pleasantly glazed to the garden and terrace. The house has a fitted kitchen, room furniture and a pergola with photovoltaic system. In the integrated garage there is a preparation for a charging station. Upstairs there is then a master bedroom with en-suite bathroom and dressing room, two children's bedrooms with a second bathroom and a storage room. The corridor above the staircase is illuminated by a skylight with preparation for electric drive. 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. Windows: triple glazing and thresholdless HS portal (preparation for blinds) as well as preparations for: photovoltaics and automatic garage door control. Roof: PVC roofing membrane with a layer of duck tape. In the garage there is one charging station, finished with a socket. There is a video telephone. In the garden there is a retention tank for rainwater (2 m³), a terrace of concrete tiles and loose topsoil. The neighbouring plots are separated by a wire fence with PVC treatment and towards the street are 3D fence panels with a gabion base.

Directly in the project are 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 photos used were taken in the X310 model house.

| The order | Layout | Usable area | Living area | Terrace / Balcony / Loggia | Land | Price |
|-----------|------------------|--------------------|--------------------|-----------------------------|--------------------|----------------|
| CH-V326 | 5 and more rooms | 257 m ² | 249 m ² | 19 m ² / No / No | 716 m ² | 28 695 124 CZK |
| CH-X310 | 4 rooms | 173 m ² | 141 m ² | 16 m ² / No / No | 540 m ² | 16 900 000 CZK |
| CH-X311 | 4 rooms | 174 m ² | 141 m ² | 16 m ² / No / No | 492 m ² | 16 990 000 CZK |
| CH-X312 | 4 rooms | 173 m ² | 141 m ² | 16 m ² / No / No | 444 m ² | 17 200 000 CZK |
| CH-X313 | 4 rooms | 174 m ² | 141 m ² | 16 m ² / No / No | 455 m ² | 17 400 000 CZK |
| CH-X314 | 4 rooms | 173 m ² | 141 m ² | 16 m ² / No / No | 459 m ² | 18 859 460 CZK |
| CH-X315 | 4 rooms | 174 m ² | 141 m ² | 16 m ² / No / No | 442 m ² | 18 908 363 CZK |
| CH-X316 | 4 rooms | 174 m ² | 141 m ² | 16 m ² / No / No | 428 m ² | 18 908 363 CZK |
| CH-X317 | 4 rooms | 173 m ² | 141 m ² | 17 m ² / No / No | 422 m ² | RESERVED |
| CH-X322 | 4 rooms | 174 m ² | 142 m ² | 16 m ² / No / No | 551 m ² | 18 657 241 CZK |
| CH-X323 | 4 rooms | 174 m ² | 141 m ² | 16 m ² / No / No | 424 m ² | 18 679 846 CZK |
| CH-X324 | 4 rooms | 174 m ² | 142 m ² | 16 m ² / No / No | 412 m ² | 18 728 284 CZK |
| CH-X325 | 4 rooms | 174 m ² | 142 m ² | 16 m ² / No / No | 495 m ² | 18 857 241 CZK |
| CH-Y309 | 4 rooms | 158 m ² | 125 m ² | 16 m ² / No / No | 434 m ² | 17 542 833 CZK |
| CH-Z302 | 4 rooms | 113 m ² | 100 m ² | 7 m ² / No / No | 238 m ² | 11 900 000 CZK |
| CH-Z305 | 4 rooms | 113 m ² | 100 m ² | 7 m ² / No / No | 237 m ² | 11 900 000 CZK |
| CH-Z306 | 4 rooms | 113 m ² | 100 m ² | 7 m ² / No / No | 237 m ² | 12 490 000 CZK |