Luxent | Exclusive Properties

158 m² | Zdenkova, Chýně, Praha-západ, Central Bohemia | 16 990 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	**CH-Y309**	Price	**16 990 000 CZK**
Address	**Zdenkova, Chýně, Praha-západ, Central Bohemia**	Type	**Houses**
Category	**Family House**	Usable area	**158 m²**
Number of rooms	**4 rooms**	Land area	**434 m²**
Built up area	**98 m²**	Floor area	**125 m²**
Garden area	**336 m²**	Low energy	**Yes**
Energy performance of the building	**B - Very economical**	Device	**No**
Garage	**1**	Terrace	**16 m²**

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 satisfies with its location, quality of brick houses with practical layouts and gardens and technological sophistication. The offered family house is brick, has a layout of 4+kt, floor area of 158 sqm, total usable area of 157.7 sqm including a terrace of 16.6 sqm. It stands on a plot of 434 sqm with a garden of 336 sqm. The house includes a garage for one car and one additional park. The parking is on its own plot.
PENB B - very economical.

On the ground floor there is a hall, bathroom, laundry room, tech. room and a large living room with kitchenette (42 sqm) massively glazed into the garden with terrace. On the ground floor there is also an integrated garage. Upstairs there is then a master bedroom with en-suite bathroom and dressing room, two bedrooms with a second bathroom and a spacious storage room. The corridor above the staircase is 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. The house has triple-glazed windows and a thresholdless HS portal (with preparations for blinds). The property includes a rainwater retention tank (2 m3) as well as preparations: for photovoltaics, automatic gate control and el. Opening of the skylight on the 1st floor. There is a videophone. Roof: roof PVC foil with a layer of duck. In the garage there is one charging station, terminated with a socket. In the garden there is a terrace of concrete pavers and loose topsoil. The adjacent plots are separated by a wire fence with PVC treatment and facing the street are 3D fence panels with a 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.

To move in: 2025.

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	SOLD
CH-X310	4 rooms	173 m^2	141 m^2	16 m^2 / No / No	540 m^2	18 900 000 CZK
CH-X311	4 rooms	174 m^2	141 m^2	16 m^2 / No / No	492 m^2	18 900 000 CZK
CH-X312	4 rooms	173 m^2	141 m^2	16 m^2 / No / No	444 m^2	SOLD
CH-X313	4 rooms	174 m^2	141 m^2	16 m^2 / No / No	455 m^2	SOLD
CH-X314	4 rooms	173 m^2	141 m^2	16 m^2 / No / No	459 m^2	SOLD
CH-X315	4 rooms	174 m^2	141 m^2	16 m^2 / No / No	442 m^2	RESERVED
CH-X316	4 rooms	174 m^2	141 m^2	16 m^2 / No / No	428 m^2	SOLD
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	19 400 000 CZK
CH-X323	4 rooms	174 m^2	141 m^2	16 m^2 / No / No	424 m^2	18 900 000 CZK
CH-X324	4 rooms	174 m^2	142 m^2	16 m^2 / No / No	412 m^2	18 900 000 CZK
CH-X325	4 rooms	174 m^2	142 m^2	16 m^2 / No / No	495 m^2	RESERVED
CH-Y309	4 rooms	158 m^2	125 m^2	16 m^2 / No / No	434 m^2	16 990 000 CZK
CH-Z302	4 rooms	113 m^2	100 m^2	7 m^2 / No / No	238 m^2	SOLD
CH-Z305	4 rooms	113 m^2	100 m^2	7 m^2 / No / No	237 m^2	SOLD
CH-Z306	4 rooms	113 m^2	100 m^2	7 m^2 / No / No	237 m^2	SOLD