



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



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

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	Yes	Energy performance of the building	B - Very economical
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 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	16 990 000 CZK
CH-X311	4 rooms	174 m ²	141 m ²	16 m ² / No / No	492 m ²	RESERVED
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	RESERVED
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	15 990 000 CZK
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	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	on request
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