



Sale family house, 4+kt, 113 sqm, with terrace, on plot of 237 sqm, Chýně, Prague-west



113 m² Pražská, Chýně, Praha-západ, Central Bohemia 11 900 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	CH-Z302	Price	11 900 000 CZK per property (temporarily discounted price, original price: 12.490.000 CZK)
Address	Pražská, Chýně, Praha-západ, Central Bohemia	Type	Houses
Category	Family House	Usable area	113 m²
Number of rooms	4 rooms	Land area	238 m²
Built up area	68 m²	Floor area	100 m²
Garden area	169 m²	Low energy	Yes
Energy performance of the building	B - Very economical	Device	No
Parking	Yes	Terrace	7 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 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 7.24 sqm. It stands on a plot of 238 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 m3) 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 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