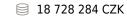








⊞ 174 m² ∭ Cenomanská, Chýně, Praha-západ, Central Bohemia





WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

## **Romana Čermáková** EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz +420 770 181 181

Order number	CH-X324	Price	18 728 284 CZK
Address	Cenomanská, Chýně, Praha- západ, Central Bohemia	Туре	Houses
Category	Family House	Usable area	174 m²
Number of rooms	4 rooms	Land area	412 m²
Built up area	103 m²	Floor area	142 m²
Garden area	309 m²	Low energy	Yes
Energy performance of the building	B - Very economical	Device	No
Parking	Yes	Garage	1
Terrace	16 m²		

## **About real estate**

We offer a 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 location, quality of brick houses with practical layouts and gardens and technological sophistication. The offered family house has a layout of 4+kt, floor area of 173.8 sqm, total usable area of 174.1 sqm, including a terrace of 16.8 sqm. It stands on a plot of 424 sqm with a garden of 320 sqm. 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 pleasantly glazed to the garden and terrace. There is also an integrated garage with 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 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.

All visualisations shown on the website are indicative only and the reality may differ from these visualisations. The photos and video used were taken in the X317 model house.

The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
CH-V326	5 and more rooms	257 m²	249 m²	19 m² / No / No	716 m²	28 695 124 CZK
CH-X310	4 rooms	173 m²	141 m²	16 m² / No / No	540 m²	16 990 000 CZK
CH-X311	4 rooms	174 m²	141 m²	16 m² / No / No	492 m²	RESERVED
CH-X312	4 rooms	173 m²	141 m²	16 m² / No / No	444 m²	SOLD
CH-X313	4 rooms	174 m²	141 m²	16 m² / No / No	455 m²	15 990 000 CZK
CH-X314	4 rooms	173 m²	141 m²	16 m² / No / No	459 m²	18 859 460 CZK
CH-X315	4 rooms	174 m²	141 m²	16 m² / No / No	442 m²	18 908 363 CZK
CH-X316	4 rooms	174 m²	141 m²	16 m² / No / No	428 m²	SOLD
CH-X317	4 rooms	173 m²	141 m²	17 m² / No / No	422 m²	RESERVED
CH-X322	4 rooms	174 m²	142 m²	16 m² / No / No	551 m²	18 657 241 CZK
CH-X323	4 rooms	174 m²	141 m²	16 m² / No / No	424 m²	18 679 846 CZK
CH-X324	4 rooms	174 m²	142 m²	16 m² / No / No	412 m²	18 728 284 CZK
CH-X325	4 rooms	174 m²	142 m²	16 m² / No / No	495 m²	18 857 241 CZK
CH-Y309	4 rooms	158 m²	125 m²	16 m² / No / No	434 m²	on request
CH-Z302	4 rooms	113 m²	100 m²	7 m² / No / No	238 m²	SOLD
CH-Z305	4 rooms	113 m²	100 m²	7 m² / No / No	237 m²	SOLD
CH-Z306	4 rooms	113 m²	100 m²	7 m² / No / No	237 m²	SOLD