



257 m<sup>2</sup> Bronzová, Chýně, Praha-západ, Central Bohemia Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>CH-V326</b>	Price	<b>Sold</b>
Address	<b>Bronzová, Chýně, Praha-západ, Type</b> <b>Central Bohemia</b>		<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>257 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>716 m<sup>2</sup></b>	Built up area	<b>152 m<sup>2</sup></b>
Floor area	<b>249 m<sup>2</sup></b>	Garden area	<b>564 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>B - Very economical</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Garage	<b>2</b>	Terrace	<b>19 m<sup>2</sup></b>

## About real estate

On the western outskirts of Prague with a commute of 14 km to the center of Prague, we offer in the Nová Chýně project a generous family house with a garden, a double garage and two parking spaces. Exceptional house in this project especially for its location (it is corner with a larger plot), construction and technical quality, great layout with three bathrooms and plenty of storage space and preparation for PV. The layout of the 6 bedroom apartment is spread over two floors with a total floor area of 256.7 sqm and a usable area of 249 sqm, including a terrace of 19 sqm. The total land area is 715.6 sqm, of which the built-up area is 151.5 sqm and the garden is 564 sqm. The house includes a double garage and an additional park. Parking on own land.

On the ground floor of the house there is an entrance hall with a cloakroom, a technical background, a pantry and a lower bathroom with shower and toilet. The large living room (50 sqm) is divided by its shape into a relaxation area, dining room and open kitchen and is glazed onto the terrace and garden. Upstairs there are then five bedrooms (master bedroom with bathroom and dressing room, three children's rooms and a study) plus two further upstairs bathrooms with bath. The corridor above the staircase is additionally pleasantly illuminated by a skylight with electric light. It has a light and air-conditioned skylight. See attached floor plans for more details. On the floors there is quality wooden flooring and ceramic tiles.

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 and heating ladders in the bathrooms and garage. Windows: SLOVAKTUAL in the house with triple glazing and thresholdless HS portals, preparation for blinds with shutters. In the garden there is a retention tank for rainwater (2 m3). There is a preparation for photovoltaics, automatic control of the garage door and skylight window. Roof: roof PVC foil with a layer of duck. Garage: two charging points, terminated with a socket and el. Hörmann door. Adjacent plots are separated by a wire fence and facing the street are 3D fence panels with gabion base. The gate to the property is sliding.

Directly in the project are parks with playgrounds, a leisure kindergarten center, a multifunctional building with small services for residents, a Billa supermarket or one of the kindergartens. 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.

Arrange a visit, we will be happy to introduce you to the project.

The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
CH-V326	5 and more rooms	257 m <sup>2</sup>	249 m <sup>2</sup>	19 m <sup>2</sup> / No / No	716 m <sup>2</sup>	SOLD
CH-X310	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	540 m <sup>2</sup>	17 900 000 CZK
CH-X311	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	492 m <sup>2</sup>	17 900 000 CZK
CH-X312	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	444 m <sup>2</sup>	SOLD
CH-X313	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	455 m <sup>2</sup>	SOLD
CH-X314	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	459 m <sup>2</sup>	SOLD
CH-X315	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	442 m <sup>2</sup>	RESERVED
CH-X316	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	428 m <sup>2</sup>	SOLD
CH-X317	4 rooms	173 m <sup>2</sup>	141 m <sup>2</sup>	17 m <sup>2</sup> / No / No	422 m <sup>2</sup>	RESERVED
CH-X322	4 rooms	174 m <sup>2</sup>	142 m <sup>2</sup>	16 m <sup>2</sup> / No / No	551 m <sup>2</sup>	on request
CH-X323	4 rooms	174 m <sup>2</sup>	141 m <sup>2</sup>	16 m <sup>2</sup> / No / No	424 m <sup>2</sup>	on request
CH-X324	4 rooms	174 m <sup>2</sup>	142 m <sup>2</sup>	16 m <sup>2</sup> / No / No	412 m <sup>2</sup>	on request
CH-X325	4 rooms	174 m <sup>2</sup>	142 m <sup>2</sup>	16 m <sup>2</sup> / No / No	495 m <sup>2</sup>	RESERVED
CH-Y309	4 rooms	158 m <sup>2</sup>	125 m <sup>2</sup>	16 m <sup>2</sup> / No / No	434 m <sup>2</sup>	17 500 000 CZK
CH-Z302	4 rooms	113 m <sup>2</sup>	100 m <sup>2</sup>	7 m <sup>2</sup> / No / No	238 m <sup>2</sup>	SOLD
CH-Z305	4 rooms	113 m <sup>2</sup>	100 m <sup>2</sup>	7 m <sup>2</sup> / No / No	237 m <sup>2</sup>	SOLD
CH-Z306	4 rooms	113 m <sup>2</sup>	100 m <sup>2</sup>	7 m <sup>2</sup> / No / No	237 m <sup>2</sup>	SOLD