



🏠 209 m<sup>2</sup> 📄 K Housličkám, Praha-Lysolaje - Lysolaje 💰 21 990 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**  
SENIOR SALES SPECIALIST

lenka.munter@luxent.cz  
+420 773 769 769

Order number	<b>N7164</b>	Price	<b>21 990 000 CZK</b>
Address	<b>K Housličkám, Praha-Lysolaje - Type Lysolaje</b>		<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>209 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>253 m<sup>2</sup></b>
Garden area	<b>174 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Balcony	<b>Yes</b>
Terrace	<b>Yes</b>	Cellar	<b>14 m<sup>2</sup></b>

## About real estate

We offer for sale a beautiful family house 5+kt with views over Prague, terrace, balcony, garden and spacious garage for two cars in the beautiful residential area of Lysolaje, its upper quiet part. The house is three-storey, in the basement there is a spacious garage for two cars, a utility room, a storage room and a corridor. On the ground floor from the entrance hall we enter a generously designed living area with kitchen, dining room and living room. All connected to the outdoor terrace. In the hallway with stairs there is a toilet and a small storage room. On the second floor there are three bedrooms, the master bedroom with en-suite dressing room and bathroom, two more bedrooms with bathroom, balcony and views of Prague.

Technical parameters: Laminate and tiled floors, aluminium front door with inset security lock, aluminium windows with triple glazing and security film, painted steel handrail, aluminium blinds recessed in a hidden box above the window with electric drive and push button control, preparation for connection to the cooker hood, sanitary ware Laufen and Vitra, Hansgrohe mixer taps, house telephone, outside socket and outlets for light on the terrace, lighting of the entrance to the house, underfloor hot water heating, wireless thermostat, gas condensing boiler, ventilation of the house by central recuperation system with preheating.

The new residential area in the urban area of Prague 6 Lysolaje offers the best of living close to nature and easy access to the center of Prague. It has complete civic amenities, is a few minutes drive from the center of Prague 6 and about 10 minutes to the Václav Havel Airport. There are also a number of international schools and kindergartens in the area. Lysolaje is surrounded by picturesque nature, and protected natural monuments. It is an ideal place for quiet living, but not far from cultural and social events, and also very suitable for residents' sports activities.