



🏠 157 m<sup>2</sup> 📄 Dolina, Praha-Lysolaje - Lysolaje 📦 Sold



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>N7067</b>                             | Price                              | <b>Sold</b>                |
| Address         | <b>Dolina, Praha-Lysolaje - Lysolaje</b> | Type                               | <b>Houses</b>              |
| Category        | <b>Family House</b>                      | Usable area                        | <b>157 m<sup>2</sup></b>   |
| Number of rooms | <b>5 and more rooms</b>                  | Offer status                       | <b>Sold</b>                |
| Land area       | <b>223 m<sup>2</sup></b>                 | Built up area                      | <b>103 m<sup>2</sup></b>   |
| Garden area     | <b>42 m<sup>2</sup></b>                  | Energy performance of the building | <b>B - Very economical</b> |
| Device          | <b>Yes</b>                               | Parking                            | <b>Yes</b>                 |
| Terrace         | <b>Yes</b>                               | Cellar                             | <b>Yes</b>                 |

## About real estate

We offer for sale a new terraced design house with a yard, terrace and garden in Lysolaje, Prague 6. The house is two-storey with 5+kt.

The house is entered from the fenced backyard, where there is also a storage/cellar of 8 m<sup>2</sup> as a separate room. From the vestibule (7 sqm) with built-in wardrobes one enters the main living room, also the toilet with sink and there is also a utility room with washing machine/dryer, which can also serve as a cleaning room.

The living room with kitchen and dining room of 34 sqm is fully equipped with furniture, kitchen unit and new appliances. There is also a gas fireplace in the living area. From here, there is access to the terrace and garden, the study and the staircase connecting the two floors. Under the staircase there is a pantry, storage space. On the second floor there are three bedrooms, a bathroom (7 sqm) with two sinks, a bathtub and a shower and a toilet with sink. The property is very tastefully furnished. It has the advantage of a very low energy consumption class B, a gas boiler and new appliances under warranty.

The property has a parking space for 2-3 cars directly in front of the house.

The part of Prague 6 Lysolaje has complete civic amenities, is a few minutes by car from the center of Prague 6 and approximately 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.