



## House Four-bedroom (5+kk)

€ 1 136 590 | CZK 28 500 000

439 m<sup>2</sup>, Praha-západ, Chýně, Hájecká





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Total area	439 m <sup>2</sup>
Plot	898 m <sup>2</sup>
Foot print	245 m <sup>2</sup>
Floor area	282 m <sup>2</sup>
Terrace	125 m <sup>2</sup>
Parking	Up to 6 parking spaces
Garage	32 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	104263

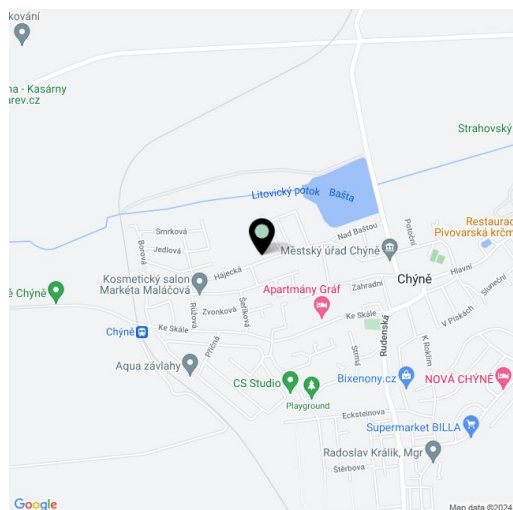
This well-equipped modern family house with a heated swimming pool and a double garage stands on a flat plot in a new residential development in the village of Chýně, which is located on the western edge of Prague, near the airport, the Křivoklátsko forests, and the Český karst protected area, less than 10 minutes by public transport from the Zličín metro station.

The layout on the ground floor consists of a living room with an open plan kitchen, dining room, and access to the **garden terrace**, a bathroom, a walk-in wardrobe, and a foyer. Upstairs are 3 bedrooms and a bathroom. All bedrooms have access to a **southwest-facing terrace**.

The house was approved in 2021. Windows are **aluminum** with triple glazing and **exterior window blinds**; the floors have large-format tiles and **underfloor heating**. The entire house is **air-conditioned**, the living room is decorated with **Venetian stucco**, and the bedroom has **Italian wallpaper of first-class quality**. In the garden is a **swimming pool with a counter-current system and salt water**, heated by a heat pump, and problem-free parking is provided by the double garage and other spaces on the property (up to **6 cars** can be parked here in total). The kitchen is equipped with **Siemens** appliances, including a **convection oven and a coffee machine**, and the living room has an **electric fireplace**. The house is guarded by a **Jablotron security system and a camera system**, and there are **solar panels** on the roof. The garden is maintained by an irrigation system, and the **garden terrace** is shaded by a **bioclimatic pergola**.

The village has an elementary school and a private and state kindergarden, a grocery store, a restaurant, a post office, and a library. **A quick connection to Prague** is provided by suburban buses (**9 minutes to the Zličín metro station**) and train connections, and by car you can connect to the Prague Ring Road and the D5 and D6 highways in no time. There are nice green areas within a short driving distance: the **Povodí Kačáku** nature park, the **Křivoklátsko PLA** and the **Český karst PLA**.

Usable area 438.86 m<sup>2</sup> (of which interior 282 m<sup>2</sup>, terrace 125 m<sup>2</sup>, garage 31.86 m<sup>2</sup>), built-up area 245 m<sup>2</sup>, garden 653 m<sup>2</sup>, plot 898 m<sup>2</sup>.







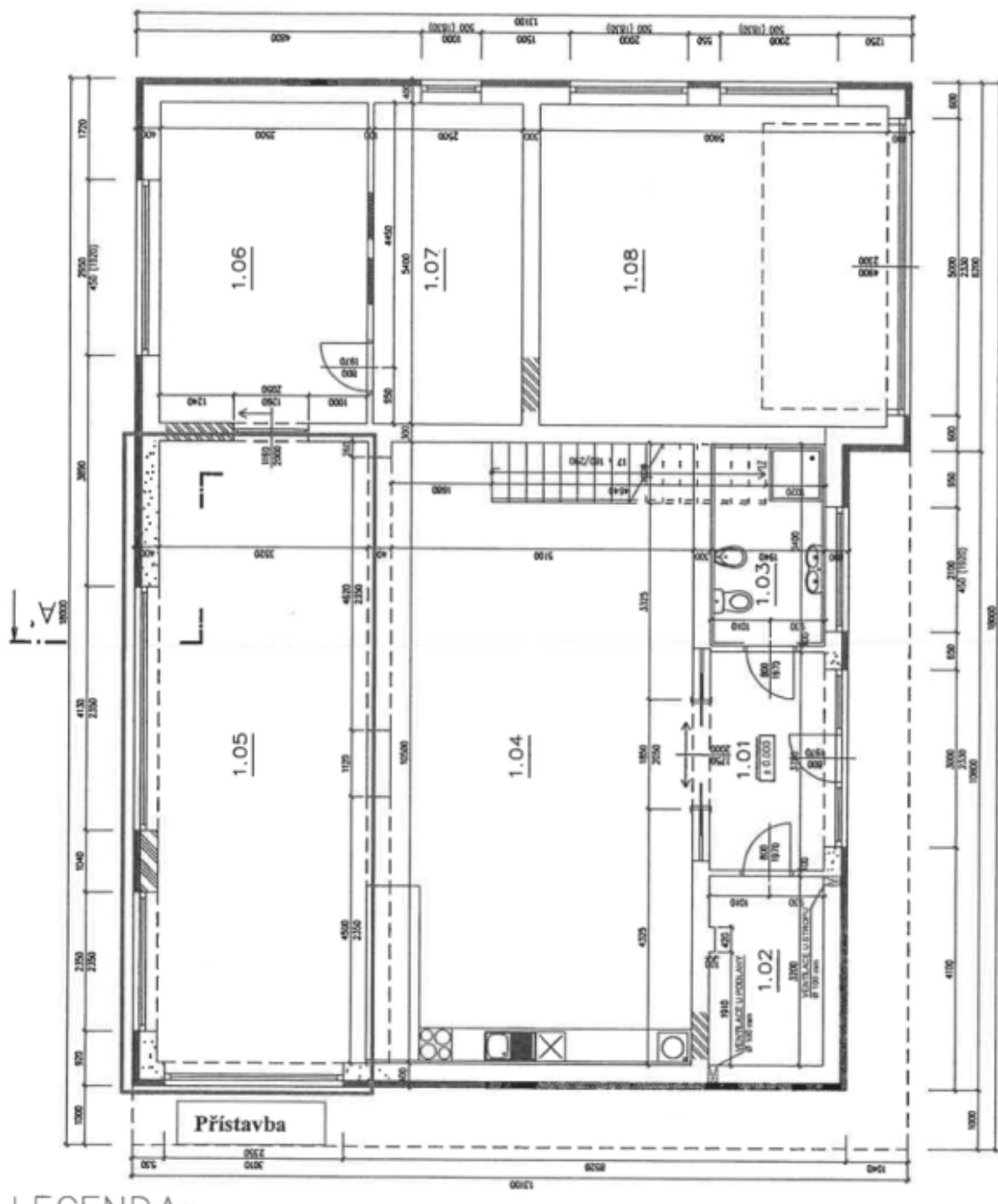
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## PŘÍLOHA 1 – Půdorys 1.NP





PŘÍLOHA 2 – Půdorys 2.NP

