

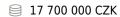






⊞ 174 m²

[ 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-X315	Price	17 700 000 CZK
Address	Cenomanská, Chýně, Praha- západ, Central Bohemia	Туре	Houses
Category	Family House	Usable area	174 m²
Number of rooms	4 rooms	Land area	442 m²
Built up area	112 m²	Garden area	330 m <sup>2</sup>
Low energy	Yes	Energy performance of the building	B - Very economical
Device	No	Garage	1
Terrace	16 m <sup>2</sup>		

**About real estate** 

We offer a family house with a garden in the project NEW CHYNĚ, on the western outskirts of Prague - in the village of Chýně -

with a commute of 14 km to the center of Prague. The project will satisfy with its location, the quality of the brick houses with practical layouts and gardens, as well as technological sophistication. The offered family house is brick, has a layout of

4+kt+G, floor area of 173.8 sqm, total usable area of 173.4 sqm, including a terrace of 16 sqm. It stands on a plot of 442 sqm.

with a garden of 330 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 a large living room with kitchenette (42 sqm)

massively glazed into the garden with terrace. On the ground floor there is also an integrated garage. Upstairs there is then a

master bedroom with en-suite bathroom and dressing room, two bedrooms with a second bathroom and a spacious storage

room. The corridor above the staircase is illuminated by a skylight. 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. The house has

triple-glazed windows and a thresholdless HS portal (with preparations for blinds). The property includes a rainwater retention

tank (2 m3) as well as preparations: for photovoltaics, automatic gate control and el. Opening of the skylight on the 1st floor.

There is a videophone. Roof: roof PVC foil with a layer of duck. In the garage there is one charging station, terminated with a

socket. In the garden there is a terrace of concrete pavers and loose topsoil. The adjacent plots are separated by a wire fence

with PVC treatment and facing the street are 3D fence panels with a 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

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. The photos and

video used were taken in the X317 model house.

To move in: 1Q 2025.

The order	Layout	Usable area	Terrace / Balcony / Loggia	Land	Price
CH-V326	5 and more rooms	257 m²	19 m² / No / No	716 m²	SOLD
CH-X310	4 rooms	173 m²	16 m² / No / No	540 m <sup>2</sup>	17 800 000 CZK
CH-X311	4 rooms	174 m²	16 m² / No / No	492 m²	17 900 000 CZK
CH-X312	4 rooms	173 m²	16 m² / No / No	444 m²	SOLD
CH-X313	4 rooms	174 m²	16 m² / No / No	455 m²	SOLD
CH-X314	4 rooms	173 m²	16 m² / No / No	459 m²	SOLD
CH-X315	4 rooms	174 m²	16 m² / No / No	442 m²	17 700 000 CZK
CH-X316	4 rooms	174 m²	16 m² / No / No	428 m²	SOLD
CH-X317	4 rooms	173 m²	17 m² / No / No	422 m²	RESERVED
CH-X322	4 rooms	174 m²	16 m² / No / No	551 m²	19 400 000 CZK
CH-X323	4 rooms	174 m²	16 m² / No / No	424 m²	18 900 000 CZK
CH-X324	4 rooms	174 m²	16 m² / No / No	412 m²	18 900 000 CZK
CH-X325	4 rooms	174 m²	16 m² / No / No	495 m²	RESERVED
CH-Y309	4 rooms	158 m²	16 m² / No / No	434 m²	SOLD
CH-Z302	4 rooms	113 m²	7 m² / No / No	238 m²	SOLD
CH-Z305	4 rooms	113 m²	7 m² / No / No	237 m²	SOLD
CH-Z306	4 rooms	113 m²	7 m² / No / No	237 m²	SOLD