



## Sale of a family house, 6+kt/2T/G, 248 sqm, Prague - Kyje



248 m<sup>2</sup> Koberkova, Praha 14 - Kyje Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

Order number	<b>N4863</b>	Price	<b>Sold</b>
Address	<b>Koberkova, Praha 14 - Kyje</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>248 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>600 m<sup>2</sup></b>	Built up area	<b>173 m<sup>2</sup></b>
Garden area	<b>427 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>No</b>
Parking	<b>Yes</b>	Terrace	<b>94 m<sup>2</sup></b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale a family house with a swimming pool and two terraces in a quiet location of Prague Kyje and with good access to the center (20 min. by car). The house with a layout of 6+kt with a usable size of 248 sqm and a plot of 600 sqm has two terraces, an outdoor pool, a garage and an outdoor parking space for another four cars.

The house was partially renovated in 2013 and 2014. On the first floor there is a spacious living room with kitchenette and dining room, a pantry, a bathroom with shower and a separate toilet. There is also a study (14 sqm) with new built-in wardrobes, which also has a separate entrance. The kitchen is made to measure by a joiner and is fully equipped with all appliances (gas cooker, hot air oven, dishwasher, microwave, fridge-freezer). From the living area there is access to a large terrace (80 sqm) with swimming pool and pergola. The pool of 6 x 3 m was built in 2016 and is fully automatic and maintenance-free. It has salt water, quality insulation and heating, which allows its use all year round, including winter.

On the second floor there is a living room (17 sqm), three bedrooms (14 sqm, 13.5 sqm, 8 sqm), a bathroom with a hydromassage corner bath and a second terrace of 14 sqm. The second floor also offers a connection to the kitchen and therefore the possibility of two-generation living.

The well-kept garden with plenty of privacy features an outdoor barbecue and a home workshop (18 sqm). The garage is 22.6 sqm in size, one parking space can be used in front of the garage and another three cars can be parked at the second entrance where there is a remote control door and new interlocking paving.

New plastic windows, new electrical wiring on the first floor. Cellar with lowered ceiling (14 sqm), there are three types of boilers in the house - gas, electric and solid fuel.

Great and quiet location with good access to the center of Prague and full civic amenities. Bus stop 150 m from the house, near the train station Prague-Kyje. Nearby is situated Kyjský pond and Golf Resort Black Bridge.