





⊞ 117 m² ∭ Horní náměstí, Praha-Lysolaje - Lysolaje ⊜ 18 350 000 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	N7718	Price	18 350 000 CZK
Address	Horní náměstí, Praha-Lysolaje - Lysolaje	Туре	Houses
Category	Family House	Usable area	117 m²
Number of rooms	3 rooms	Land area	196 m²
Garden area	79 m²	Energy performance of the building	B - Very economical
Device	Yes	Terrace	43 m²
Cellar	14 m²		

## **About real estate**

We offer for sale a newly built terraced house with 3 rooms + kitchenette, a front garden and an atrium in a beautiful location in Prague 6 - Lysolaje. The property is fully furnished and ready to move in. The house also includes a front garden, an atrium, two garage parking spaces and a cellar (right of exclusive and permanent use of common areas).

From the spacious entrance hall (11.2 m²) with practical built-in wardrobes, you enter the main living area of the house (50.3 m²) and a separate toilet with a washbasin. The kitchenette is connected to a utility room (5.8 m²) with a boiler, washing machine and dryer – this room can also be used as a pantry or storage room.

The 34 m<sup>2</sup> living room is tastefully furnished with designer furniture and includes a fully equipped kitchen with Bosch appliances and a dining area. The dining room and bedrooms (11.3 m<sup>2</sup> and 15.9 m<sup>2</sup>) have direct access to a private atrium (43.1 m<sup>2</sup>). The comfortable bathroom (6.2 m<sup>2</sup>) is equipped with two sinks, a bathtub, a shower and a toilet.

All windows and glass doors are fitted with electrically operated aluminium blinds, elegantly concealed in recessed boxes. The house is heated by a gas boiler and is equipped with an air recirculation system.

The property includes two spacious garage parking spaces and a 13.6 m<sup>2</sup> cellar.

Part of Prague 6 - Lysolaje has complete civic amenities, is a few minutes' drive from the centre of Prague 6 and approximately 10 minutes from Václav Havel Airport. There are also a number of international schools and kindergartens in the vicinity. Lysolaje is surrounded by picturesque nature and protected natural monuments. It is an ideal place for peaceful living, with a wide range of sports activities in the vicinity (swimming pool, tennis courts, stadium, cycle paths, hiking trails), yet not far from cultural and social events.

