



🏠 117 m<sup>2</sup> 📖 Horní náměstí, Praha-Lysolaje - Lysolaje 💰 18 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7718</b>	Price	<b>18 500 000 CZK</b>
Address	<b>Horní náměstí, Praha-Lysolaje - Lysolaje</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>117 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>196 m<sup>2</sup></b>
Garden area	<b>79 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Device	<b>Yes</b>	Terrace	<b>43 m<sup>2</sup></b>
Cellar	<b>14 m<sup>2</sup></b>		

## 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 m<sup>2</sup>) with practical built-in wardrobes, you enter the main living area of the house (50.3 m<sup>2</sup>) and a separate toilet with a washbasin. The kitchenette is connected to a utility room (5.8 m<sup>2</sup>) 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.