



House Four-bedroom (5+kk)

439 m², Praha-západ, Chýně, Hájecká

Sold





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Total area	439 m²
Plot	898 m²
Foot print	245 m²
Floor area	282 m²
Terrace	125 m²
Parking	Up to 6 parking spaces
Garage	32 m²
Cellar	-
PENB	B
Reference number	104263

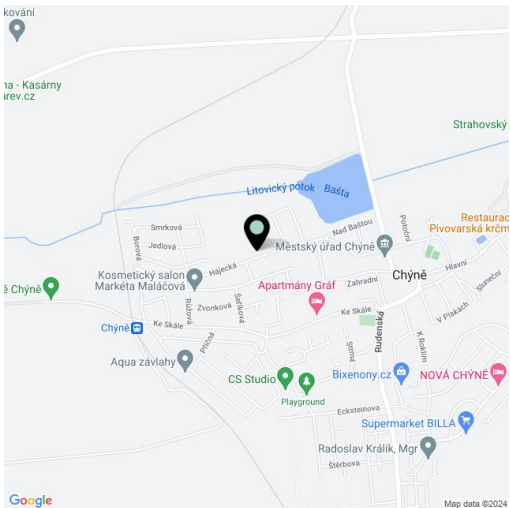
This well-equipped modern family house with a heated swimming pool and a double garage stands on a flat plot in a new residential development in the village of Chýně, which is located on the western edge of Prague, near the airport, the Křivoklátsko forests, and the Český karst protected area, less than 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 kindergarten, 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 m² (of which interior 282 m², terrace 125 m², garage 31.86 m²), built-up area 245 m², garden 653 m², plot 898 m².





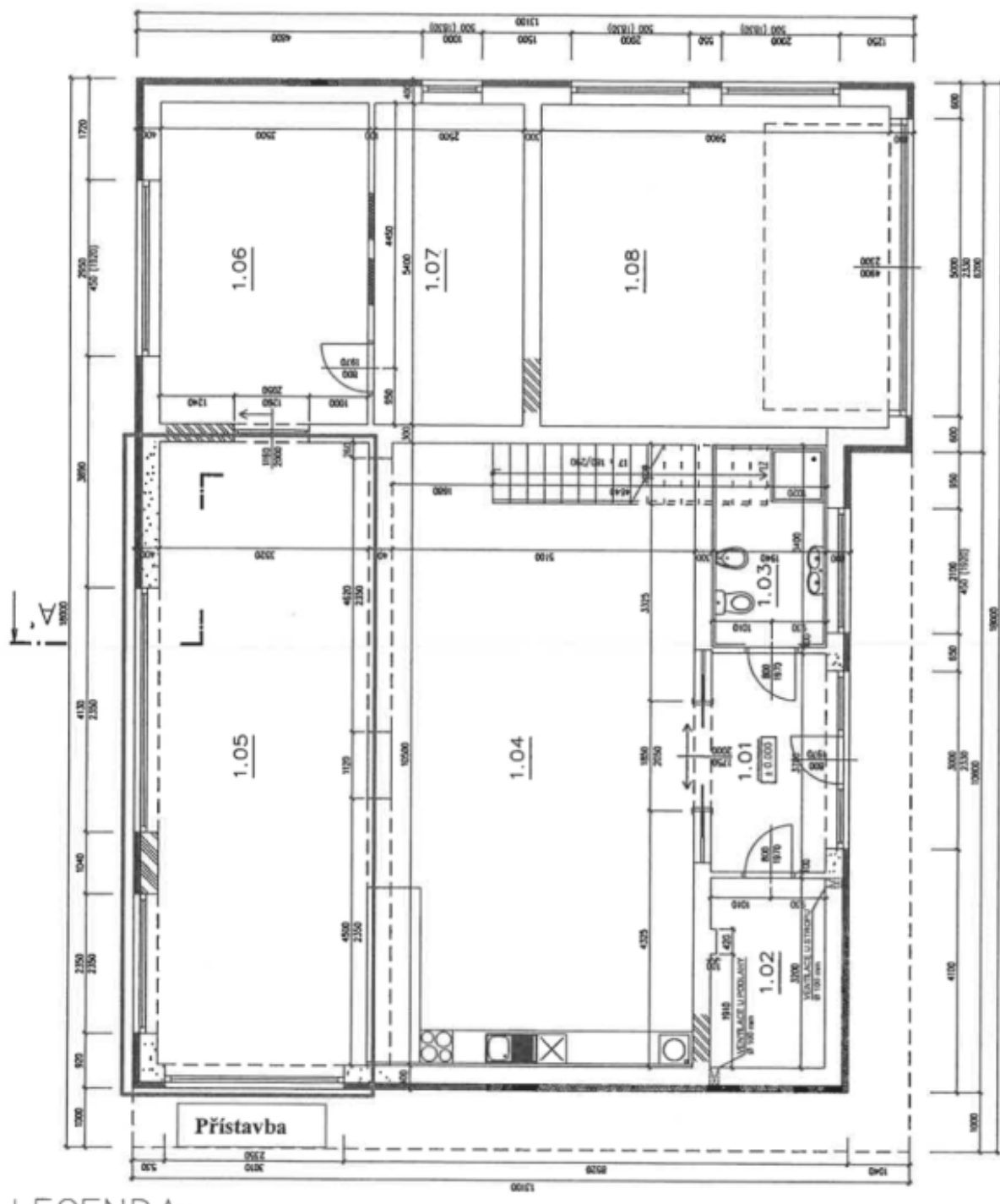
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č. z.: 52/2018

PŘÍLOHA 1 – Půdorys 1.NP





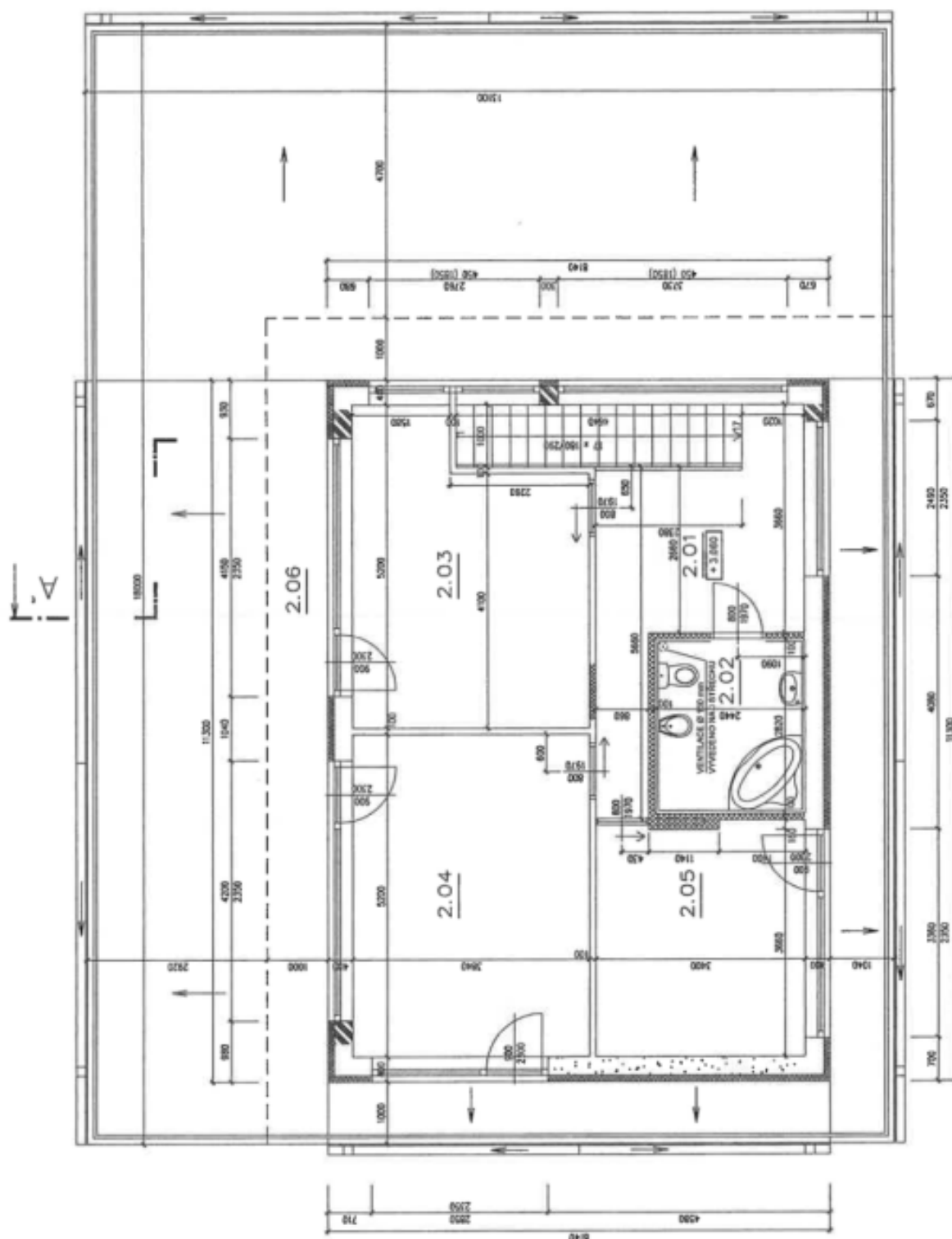
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0. 7. 2025

PŘÍLOHA 2 – Půdorys 2.NP



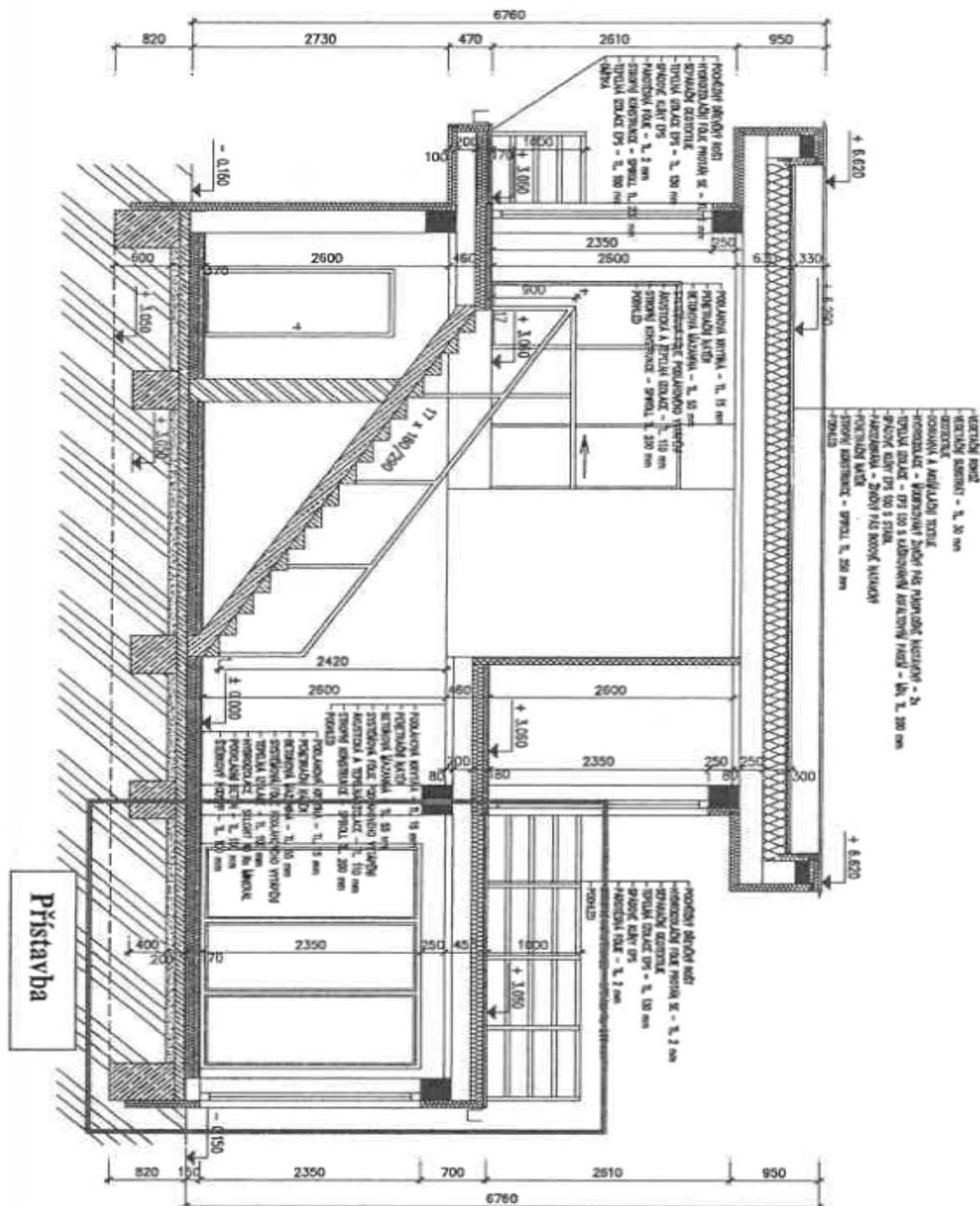


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PŘÍLOHA 3 – Řez



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