



## House Two-bedroom (3+kk)

€ 744 529 | CZK 18 200 000

169 m<sup>2</sup>, Prague 6, Lysolaje, Horní náměstí





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Total area	169 m <sup>2</sup>
Plot	196 m <sup>2</sup>
Foot print	170 m <sup>2</sup>
Floor area	117 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	2 garage parking spaces
Cellar	Yes
PENB	B
Reference number	109465

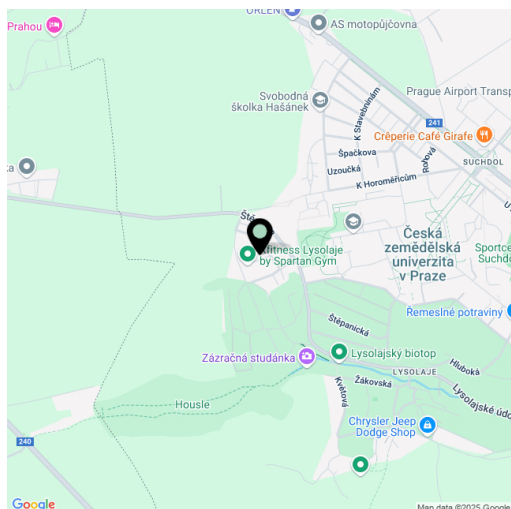
This tastefully furnished and very bright terraced house, approved as a residential unit, with a front garden, two terraces, a basement, and parking, is part of the modern Zátíší Lysolaje residential complex. A sought-after location suitable for family living in a quiet and safe environment with excellent accessibility to both the city center and Václav Havel Airport.

The interior consists of a spacious living room connected to the dining area and kitchen, two bedrooms, a utility room, a bathroom with a bathtub, a separate toilet, a hallway with **built-in wardrobes**, and an entrance hall. All living rooms have direct access to the **terrace**. The kitchen area offers a view of the fenced **front garden**. The price also includes a **spacious basement storage unit** and **two garage parking spaces** located in close proximity to the apartment.

The property is equipped with high-quality **oak floors**, triple-glazed plastic windows with exterior blinds, custom-made furniture, a kitchen with built-in appliances, underfloor heating in the bathroom, a **heat recovery ventilation unit**, and a camera security system. Heating is provided by a gas boiler. The **south-facing terrace with panoramic views** of the Divoká Šárka Nature Reserve remains lush and green thanks to self-watering planters, while the **green roof** contributes to the thermal stability of the unit.

Living in Lysolaje offers the best of both urban comfort and peaceful nature living. Just a few minutes' walk brings you to the **Housle Nature Reserve** or the **Lysolaje Biotope**. Active lifestyle enthusiasts will appreciate the network of cycling paths, the Denkrova Pískovna sports area, and the Spartan Gym, all within walking distance. The area has full civic amenities, including a kindergarten, the Jára Cimrman Elementary School, a library, the Czech University of Life Sciences campus, and the popular Octopus Buffet Bar. Public transport is provided by bus lines connecting to **Dejvická metro station**, with a stop located directly by the complex. An excellent alternative is the train service from Prague-Podbaba station, which will offer access to the newly renovated **Prague-Bubny** station in the city center starting this August.

Total area 170.1 m<sup>2</sup>, of which two terraces 53.5 m<sup>2</sup>, front garden 26.3 m<sup>2</sup>, cellar 12.9 m<sup>2</sup>.





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1.NP / 111,2 m²

Číslo	Místnost	m²
1.01	Předstř	10,9
1.02	WC	2,6
1.03	Technická místnost, sklad	5,9
1.04	Obývací pokoj	20,8
1.05	Kuchyň, jídelna	28,9
1.06	Chodba, šatna	8,6
1.07	Koupelna	6,2
1.08	Ložnice	11,3
1.09	Ložnice	16,0
Užitná plocha		111,2
Podlahová plocha		117,1
1.10	Atrium	42,4
1.11	Předzahrádka	26,3
1.12	Terasa	9,8