



Apartment Two-bedroom (3+kk)

Sold

116.6 m², Prague 6, Lysolaje, Horní náměstí





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Total area	170 m ²
Floor area*	117 m ²
Terrace	54 m ²
Front garden	26 m ²
Parking	2 garage parking spaces
Cellar	13 m ²
PENB	B
Reference number	109223

This tastefully furnished and very bright terraced house, approved as a residential unit, comes with a front garden, two terraces, a cellar, and parking, and is part of the modern Zátíší Lysolaje residential complex. This highly desirable location is ideal for family living, offering a quiet and safe environment with excellent accessibility both to the city center and to Václav Havel Airport.

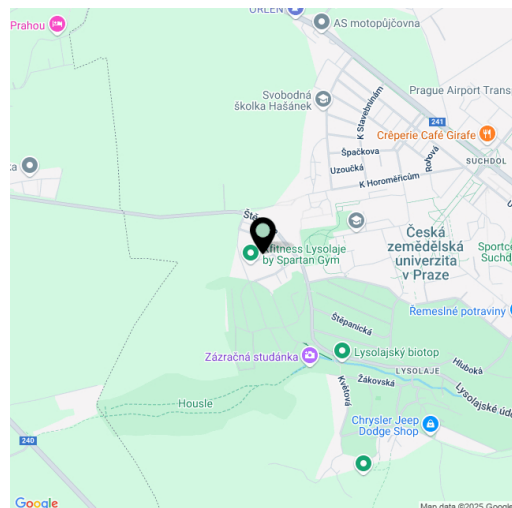
The unit features a spacious living room connected to the dining area and kitchen, 2 bedrooms, a utility room, a bathroom with a bathtub, a separate toilet, a hallway with **built-in wardrobes**, and an entry foyer. All living areas have direct access to the **terrace**, and the kitchen nook overlooks the fenced **front garden**. The price also includes a **large cellar** and **two garage parking spaces** located in close proximity to the unit.

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 at 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.

Floor area 116.6 m², two terraces 53.5 m², front garden 26.3 m², cellar 12.9 m²

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.





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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