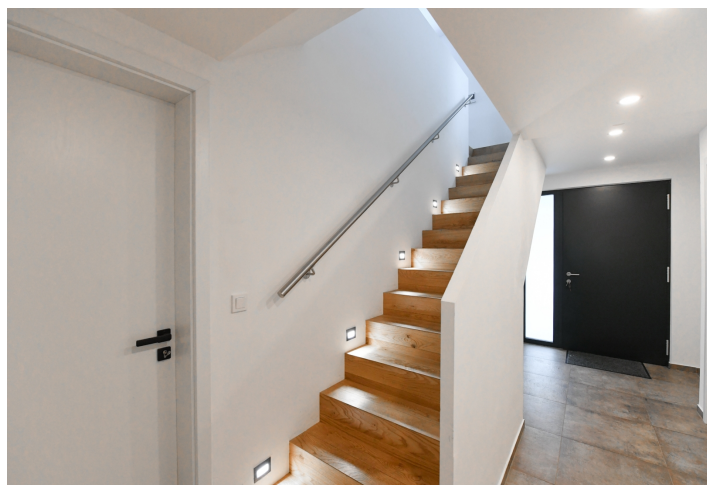




House Three-bedroom (4+kk)

€ 1 189 545 | CZK 28 900 000

151 m², Prague 6, Lysolaje, Starodvorská





House Three-bedroom (4+kk)

€ 1 189 545 | CZK 28 900 000

151 m², Prague 6, Lysolaje, Starodvorská

Total area	151 m ²
Plot	517 m ²
Foot print	88 m ²
Garden	429 m ²
Floor area	122 m ²
Terrace	11 m ²
Parking	Garage
Garage	18 m ²
Cellar	-
PENB	B
Reference number	43789

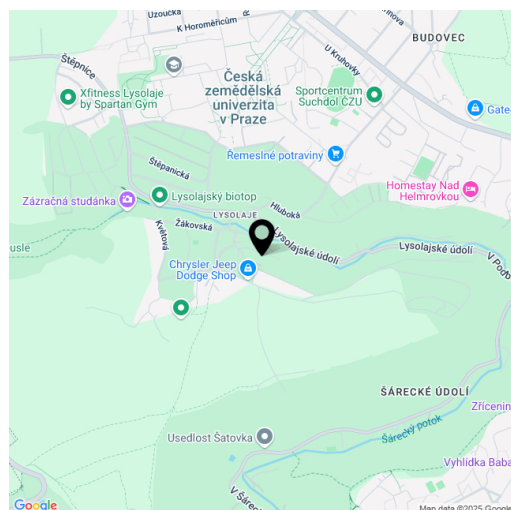
This energy-efficient detached family house with beautiful views of the greenery is located on the edge of a plot in a completely private and quiet place in an enclosed area in Prague 6 - Lysolaje, right in a nature park, within quick reach of international schools and the airport.

The ground floor consists of 2 bedrooms, a bathroom, utility facilities, and an entrance hall with access to the **garage** and a staircase to the upper floor. Here, there is a living room with a completed, fully equipped kitchen and access to the **terrace**, a master bedroom with an en-suite bathroom and **walk-in wardrobe**, a hallway, and a separate toilet.

The house, already approved, features a heat pump with **cooling** capability, a heat recovery unit, high-standard bathrooms, and **high-quality** floors. The **facade is clad in Scandinavian wood**, and the windows are brand-name, including a **designer HS sliding door** to the garden. It also includes a **preparation for photovoltaic panels**, which could upgrade the energy performance certificate (PENB) from B to A after implementation, as well as a **wallbox** for charging electric cars. The plot, which is fenced and lined with mature trees, is **part of a nature park**. All landscaping has been completed.

This perfectly quiet place, where only residents and visitors are allowed to enter, is located right next to the **Šárka-Lysolaje nature park**. Not far is a **swimming lake or Kaménka Park** decorated with **sculptural works**, connected to it by the **Housle natural monument**, a popular destination for walks. There is a grocery store and a kindergarten and an elementary school in Lysolaje, **the ISP international school** in Nebušice and **Riverside School** in Sedlec are a few minutes away by car or bus, and the campus of the **Czech University of Life Sciences** is nearby. Buses provide connections to the Dejvická metro station, and by car you can easily connect to the Prague Ring Road and get to the airport.

Total area 151 m², of which terrace 11.1 m² and garage 18.1 m², garden 429 m², plot 517 m².

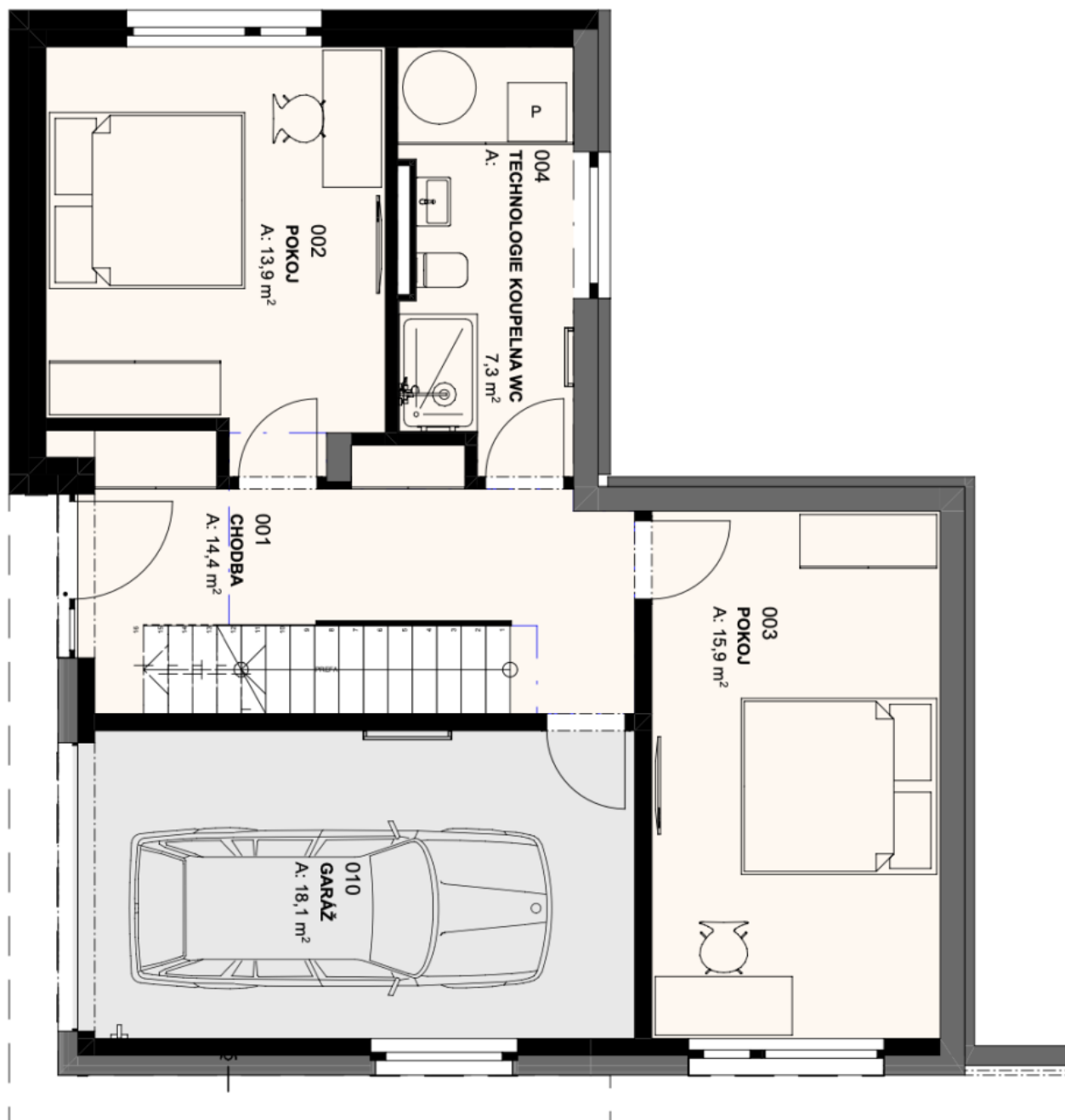




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