

Villa district in Prague 6 Surrounded by nature



**Zátiší
Lysolaje**

**CONSTRUCTION STARTED
FINISHING 2021/22**

Generous villas
Terraced and atrium houses and apartments
Building plots



All visualisations and floor plans are illustrative and do not serve as a basis for a business contract.



We've designed
this district
for your maximum
comfort.



Investor and seller

Landia Management Ltd. is a Czech engineering and investment company which focuses on residential, development and leisure projects in Prague.

We've create quality space not only for living but also for the highest quality life. From the outset We've monitor the public interest and relationships in the project localities. This is the only guarantee of sustainable life and functionality of residential projects.

Zátiší Lysolaje

Lysolaje, the new villa quarter in Prague, combines the best of life in the city centre and active outdoor pursuits. Lysolaje is a part of the attractive Prague 6 area, whilst also being located very close to the picturesque Šárka Valley. When designing houses, we put emphasis on your uniqueness, your strict privacy and being situated in close proximity to the benefits of city life.

The whole project is being developed in close cooperation with the Prague-Lysolaje district council, which is the investor for the central part of Zátiší. It includes restaurants, a community centre, shops and services, a kindergarten, a park and a playground.



Location

Zátíší Lysolaje is a new district of Prague 6, and comes complete with views of Hradčany, and with the Šárka Valley at its back door. It is located fifteen minutes by public transport from Bořislavka metro (metro line A).

In addition to the urban life in Lysolaje, you can also appreciate the beautiful, surrounding nature, which is interwoven with bike paths, walking trails and pleasant spots just to take in the fresh air.

Architecture

Together with the renowned knesl + kynčl architects, we designed a compact villa quarter for this unique plot with a great address. It is dominated by a large park and square, and the architecture itself combines several types of buildings with uniform visual elements.

The interiors offer smart, practical solutions, and are divided into zones for work, recreation and leisure activities. Alternatively, you can utilise each room according to your needs and preferences.



Living in Lysolaje combines the social
pulse of the city and the tranquillity of the
surrounding countryside.



Villas

The usable area of the villas range from 230 sqm to 315 sqm and are available as 5 + kk and 6 + kk.



Exceptional views

You can choose from thirty villas with a private garden and views of the Lysolaje valley dominated by Prague Castle. Each villa offers individually designed proportions connected by a bright, naturally lit interior combined with tastefully and practically designed surrounding greenery.



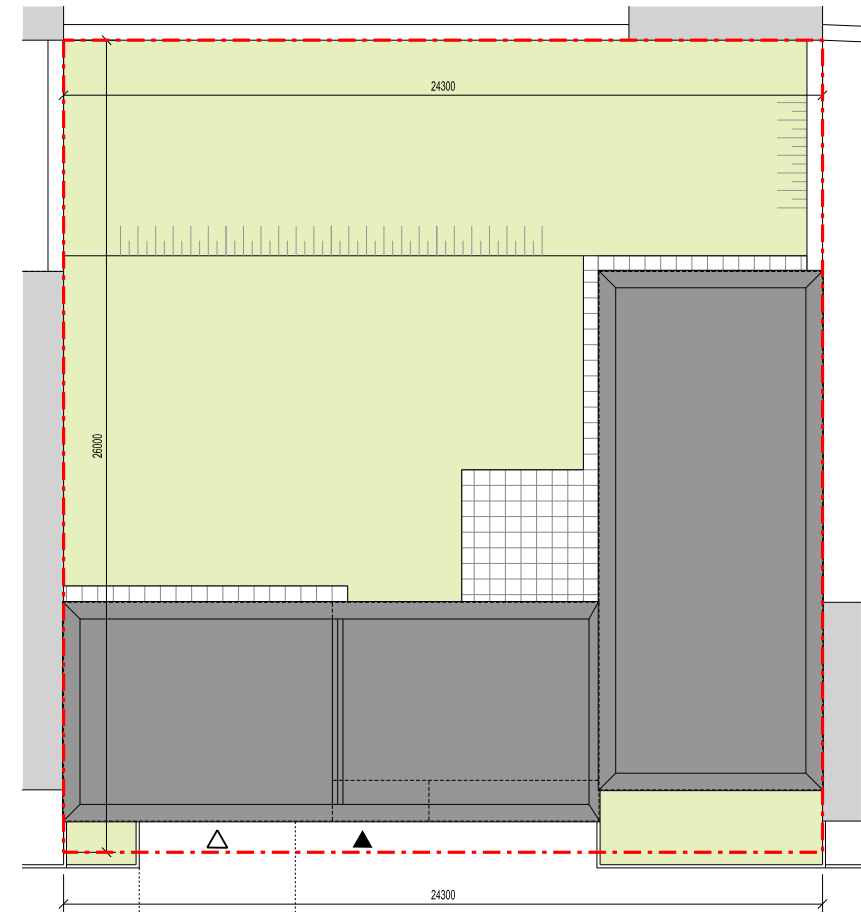
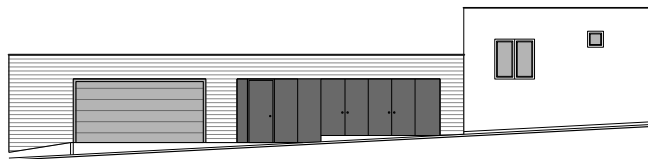
Villas with their own signature

Luxury living in Zátíší Lysolaje offers many different types of villas. They differ in location, layout and usable area. All types, however, combine elegant spatial solutions with an emphasis on privacy and comfort. We selected the most suitable, tested materials and technologies and put the emphasis on quality craftsmanship. Up to a certain stage of implementation, the interiors can be amended according to your own ideas and requirements.

Villa A



| | |
|-----------------------------------|---------------|
| Layout | 5+kk |
| Useable area | 229 – 307 sqm |
| Floor area | 239 – 318 sqm |
| Plot size | 611 – 690 sqm |
| Number of parking spaces (garage) | 2 |

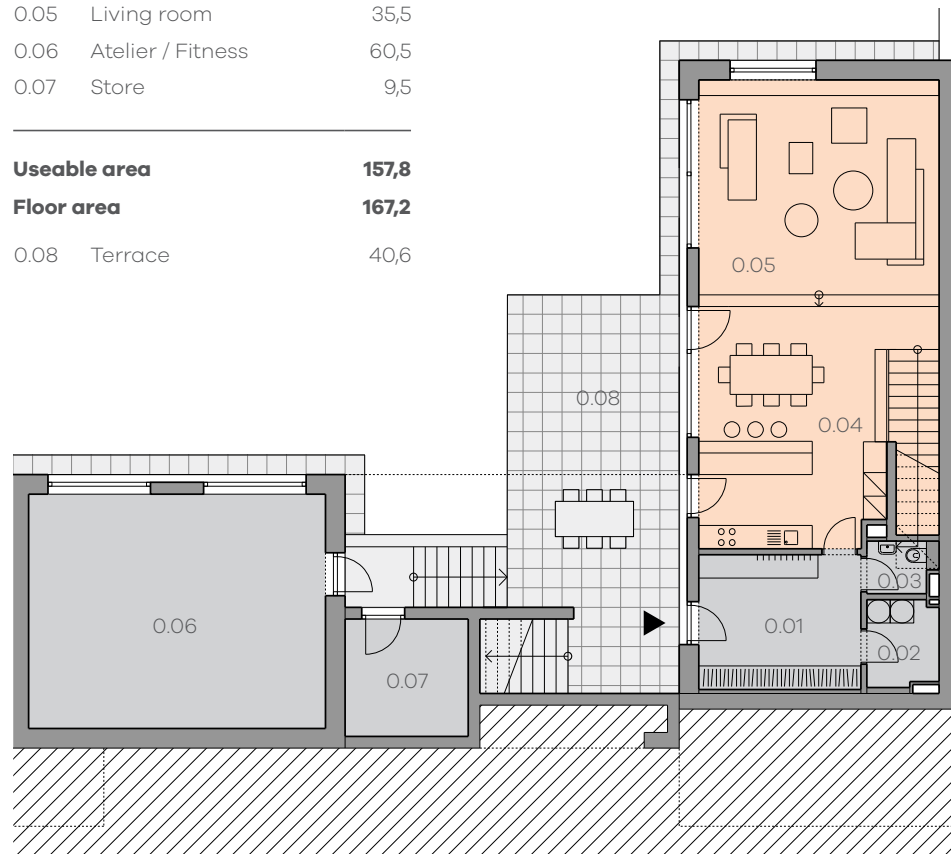
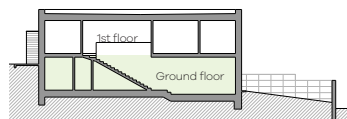


Ground floor / 157,8 sqm

| No. | Room | Sqm |
|------|---------------------|------|
| 0.01 | Hall | 14,3 |
| 0.02 | Technical area | 4,3 |
| 0.03 | WC | 2,2 |
| 0.04 | Kitchen/dining room | 31,5 |
| 0.05 | Living room | 35,5 |
| 0.06 | Atelier / Fitness | 60,5 |
| 0.07 | Store | 9,5 |

Useable area 157,8
Floor area 167,2

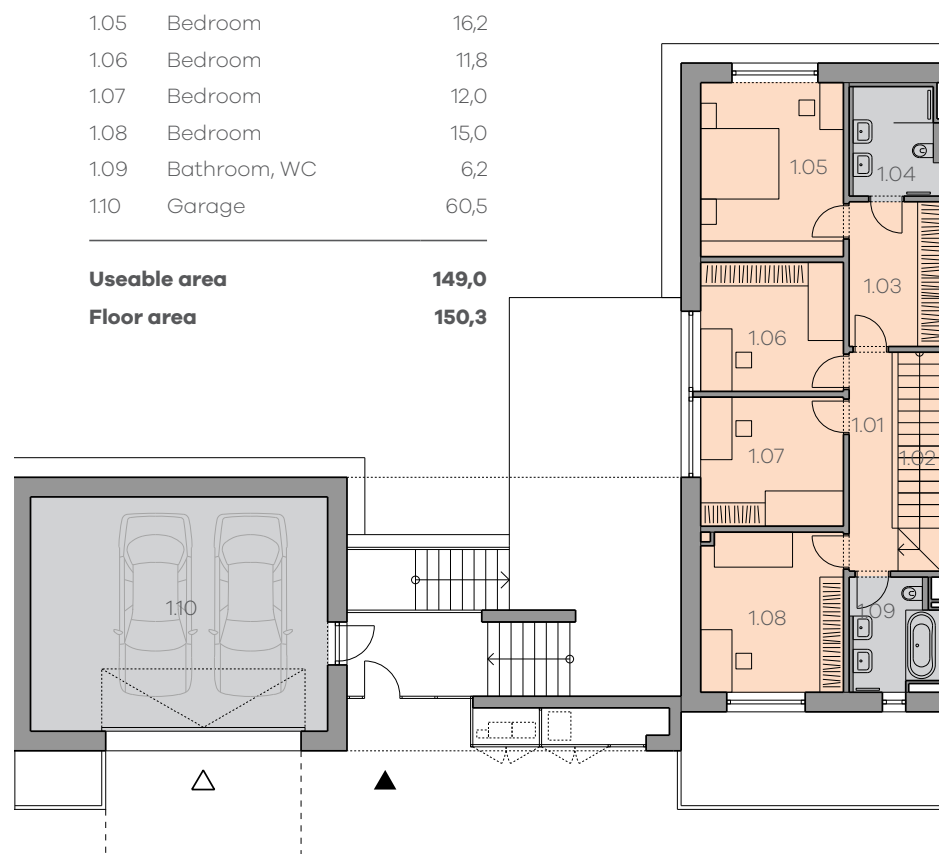
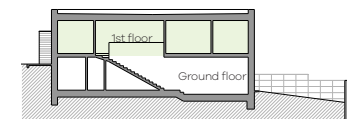
| | | |
|------|---------|------|
| 0.08 | Terrace | 40,6 |
|------|---------|------|



1st floor / 149 sqm

| No. | Room | Sqm |
|------|--------------|------|
| 1.01 | Hall | 6,3 |
| 1.02 | Stairs | 6,2 |
| 1.03 | Cloakroom | 8,7 |
| 1.04 | Bathroom, WC | 6,1 |
| 1.05 | Bedroom | 16,2 |
| 1.06 | Bedroom | 11,8 |
| 1.07 | Bedroom | 12,0 |
| 1.08 | Bedroom | 15,0 |
| 1.09 | Bathroom, WC | 6,2 |
| 1.10 | Garage | 60,5 |

Useable area 149,0
Floor area 150,3



0 1 3 5 10 m

Wooden laminate flooring



Ceramic tiles



Tiled terrace



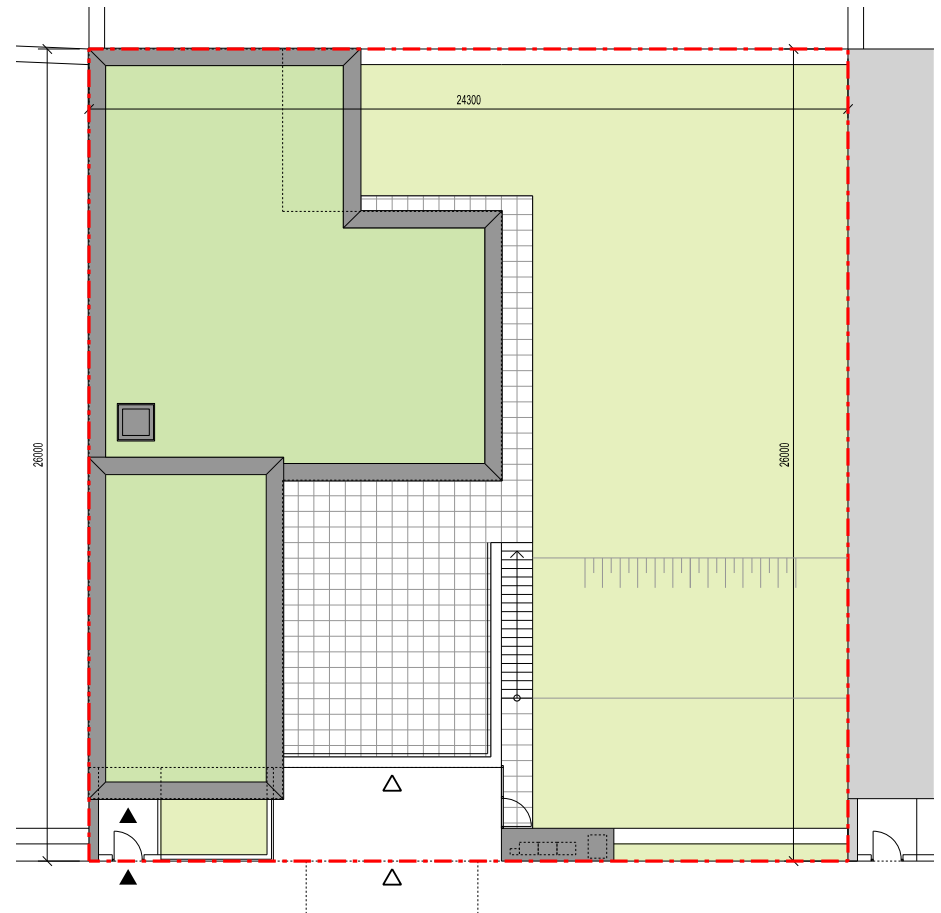
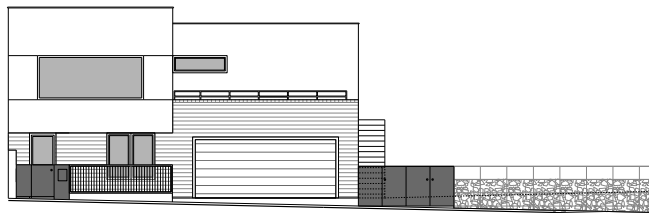
Land borders



Villa B



| | |
|-----------------------------------|---------------|
| Layout | 6+kk |
| Useable area | 260 – 313 sqm |
| Floor area | 278 – 333 sqm |
| Plot size | 594 – 704 sqm |
| Number of parking spaces (garage) | 2 |

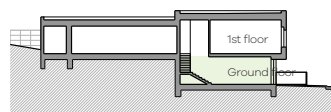
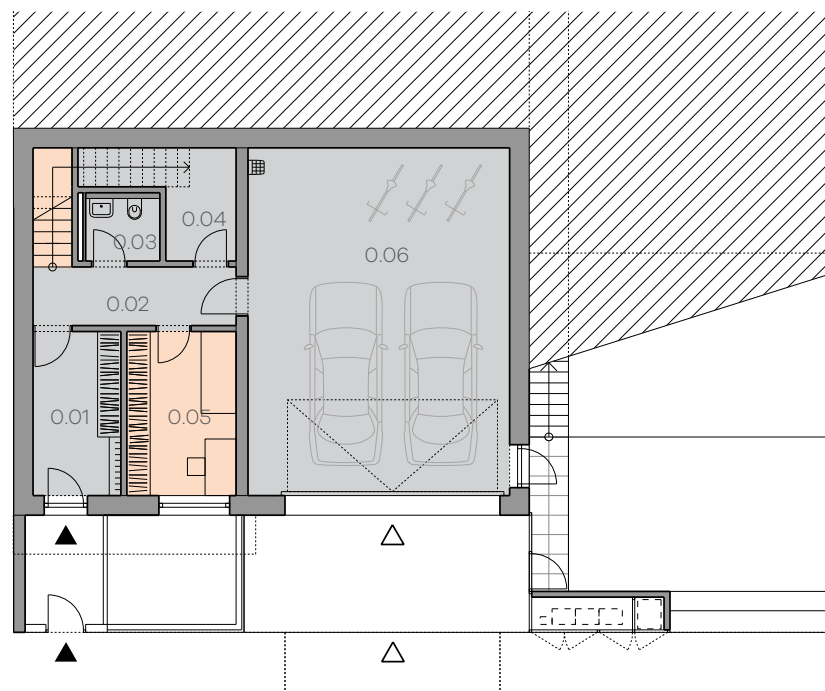


Ground floor / 97,4 sqm

| No. | Room | Sqm |
|------|------------------------|------|
| 0.01 | Entrance hall | 9,4 |
| 0.02 | Corridor | 7,8 |
| 0.03 | WC | 3,0 |
| 0.04 | Technical area / Store | 5,8 |
| 0.05 | Study | 11,8 |
| 0.06 | Garage | 59,6 |

Useable area 97,4

Floor area 108,6



0 1 3 5 10 m

Wooden laminate flooring



Ceramic tiles



Tiled terrace



Land borders



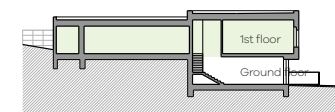
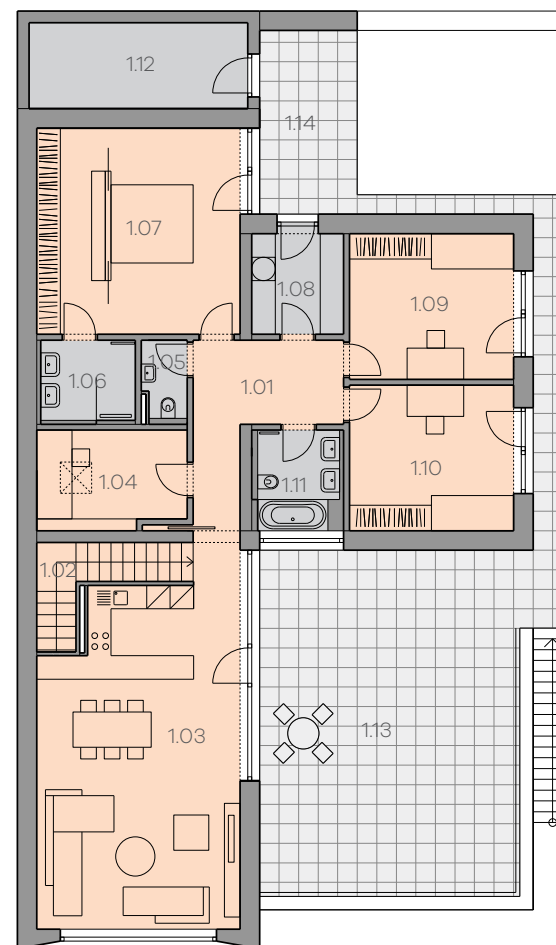
1st floor / 162,1 sqm

| No. | Room | Sqm |
|------|-----------------------|------|
| 1.01 | Hall, corridor | 11,9 |
| 1.02 | Stairs | 5,8 |
| 1.03 | Living room + Kitchen | 44,9 |
| 1.04 | Study | 9,7 |
| 1.05 | WC | 1,9 |
| 1.06 | Bathroom | 5,5 |
| 1.07 | Bedroom | 27,4 |
| 1.08 | Technical area | 6,1 |
| 1.09 | Bedroom | 15,6 |
| 1.10 | Bedroom | 15,6 |
| 1.11 | Bathroom | 5,4 |
| 1.12 | Store | 12,3 |

Useable area 162,1

Floor area 168,9

| | | |
|------|---------|------|
| 1.13 | Terrace | 59,9 |
| 1.14 | Terrace | 24,8 |





Standards & Layout Adjustments

The exceptional architectural design of the houses in Zátíší is also consistent with their standard equipment. We have worked with interior designers from the Pro bydlení firm to define this. We have specified a well-balanced mix of equipment which reflects the expected high demands of future owners. For this reason, the standards include leading world brands such as Villeroy & Boch, Hansgrohe, Parks and the domestic, premium designer and door manufacturer, Vetos.

However, you can choose to change the standards yourself. During the construction work, professionals from the Pro bydlení team are at your disposal, and consultations are also possible with knesl + kynčl architects. You will be able to work out the optimum layout with their assistance. Houses are designed to be flexible to fit your needs, taste, household and lifestyle.



hansgrohe

LAUFEN
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HANÁK

ELITE BATH

INDECO

TECE:
Intelligente Haustechnik

BARKOTEX
založeno 1991

Villeroy & Boch
1748

PARKY
It's good to live on wood

nobilium

SINTESI
CERAMICA ITALIANA

dextúra
Innentürsysteme

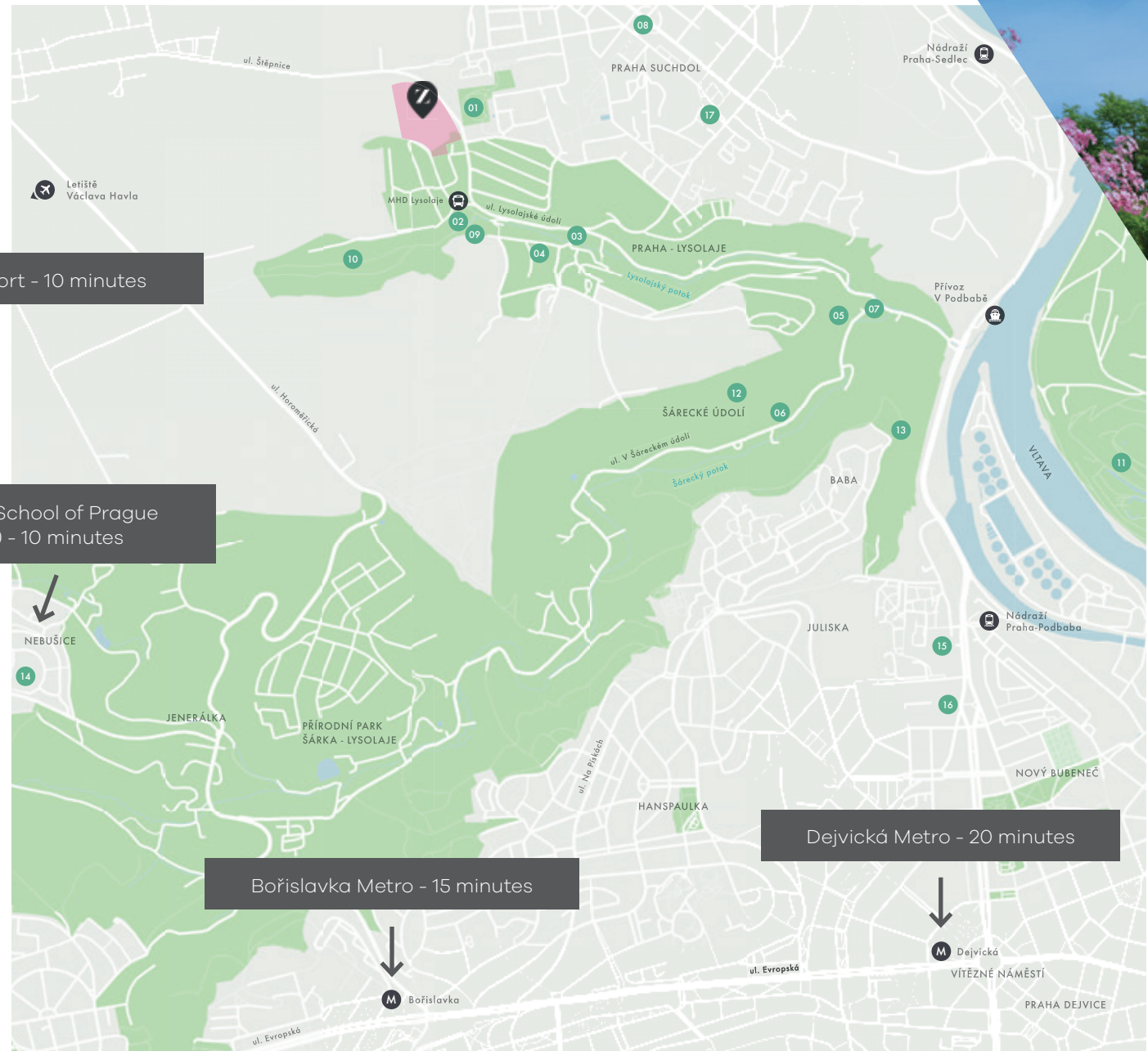
Within easy reach
of the city and
with nature at
your back door

Václav Havel Airport - 10 minutes

Prague ring road - 10 minutes

International School of Prague
(Nebušice) - 10 minutes

1. Lysolaje Arboretum
2. Restaurant U Valentů
3. Lysolaje food store
4. Jára Cimrman Elementary School
5. Restaurant Hotel Villa Milada
6. Elementary Art School
7. Fresh & healthy food stores and restaurants
8. Creperie Café Girafe
9. Chapel of Our Lady of Seven Sorrows
10. Houslický nature reserve
11. Prague Zoo
12. Šárka valley
13. Baba Ruins
14. International School of Prague
15. Kaufland
16. Hotel Internacional
17. Suchdol Sports Centre



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LANDIA
management

Landia Management s. r. o.
Evropská 810/136
160 00 Praha 6

T +420 731 309 091
E obchod@landia.cz
www.landia.cz
www.zatisilysolaje.cz