



## House Six-bedroom (7+kk)

517 m<sup>2</sup>, Prague 5, Jinonice, Břežánecká

Rented





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Usable area	517 m²
Plot	748 m²
Foot print	154 m²
Garden	594 m²
Floor area	412 m²
Terrace	105 m²
Parking	Double garage and two spaces on the plot.
Garage	Yes
Cellar	Yes
Service price	Utilities CZK 21,000/month.
PENB	C
Reference number	39006
Available from	Immediately

Boasting two large terraces, this spacious unfurnished freestanding home with 4 bathrooms and 2 large terraces is part of the contemporary Botanica residential project. Located in a green neighborhood bordering the Vidoule nature park, close to the Prokopské and Dalejské valleys with plenty of recreational opportunities, 350 m from the German School and within easy reach of the Japanese School and the airport. A quiet location with full amenities close-by, within walking distance of bus stops, the Nové Butovice metro station, and Galerie Butovice shopping center, 7 minutes by car to the Motol Golf Club.

The ground floor includes a spacious living room with a **fireplace**, dining area, fully fitted open plan kitchen, and access to the terrace and garden, a large fitted **walk-in closet**, a bathroom (walk-in shower, bidet, toilet, pissoir), a pantry, and an entrance hall. The first floor offers a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, bidet, toilet), three additional bedrooms, and a 31 m² **terrace** (accessible from two bedrooms). The second floor features an independent guest suite including a living room, a fitted kitchenette, a bedroom, a bathroom (walk-in shower, bidet, toilet), and a 74 m² **roof terrace** with beautiful views of Prague. There is a basement floor with three storage rooms, a laundry room, a utility area, and access to the garage.

**Air-conditioning, hardwood floors**, tiles, built-in wardrobes, exterior blinds, gas boiler, underfloor heating in the bathrooms, central vacuum cleaner, dishwasher, Liebherr fridge, microwave oven, alarm, **outdoor fireplace**, garden house, automatic irrigation. **Double garage and two parking spots** on the plot. Available from June 2024, maybe earlier upon agreement.

