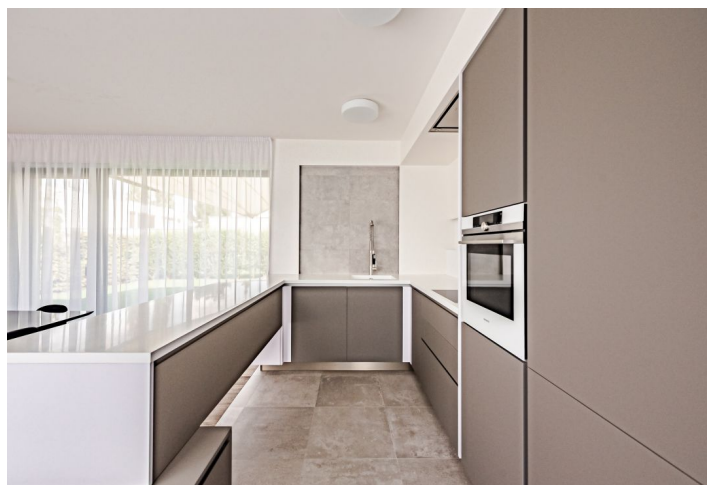




## House Four-bedroom (5+kk)

Rented

182 m<sup>2</sup>, Prague 10, Hostivař, U Golfu





## House Four-bedroom (5+kk)

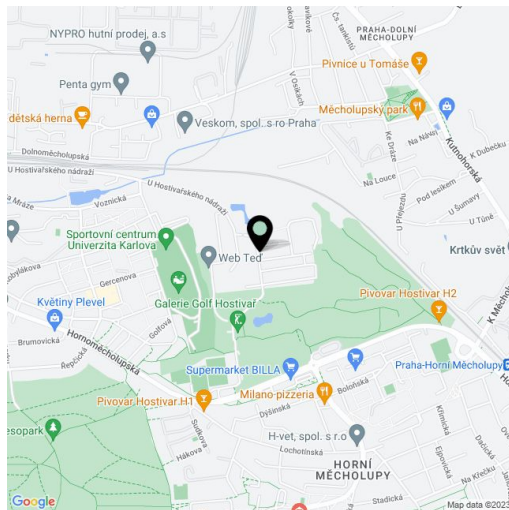
**Rented**182 m<sup>2</sup>, Prague 10, Hostivař, U Golfu

Usable area	182 m <sup>2</sup>
Plot	471 m <sup>2</sup>
Foot print	227 m <sup>2</sup>
Garden	244 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	Garage and two outdoor parking spaces.
Garage	Yes
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	100735
Available from	Immediately

This partly furnished 4-bedroom 2-bathroom family house with a garden is situated in the exclusive gated residential project Golf Hostivař adjacent to the Galerie Golf Hostivař 18-hole course, including practice areas and a restaurant open daily (from early morning). Located just ten minutes from the Háje metro station, with full amenities in the area, incl. numerous sports facilities thanks to the golf course and nearby sports complexes (Charles University sports center, Hostivař sports center, SK Horní Měcholupy). Set in a very nice quiet neighborhood with plenty of greenery, within easy reach of the Čestlice shopping zone and water park, and the Hostivař, Europark, and Fashion Arena shopping centers. Hostivařský Park and a reservoir are located a ten-minute walk from the building. Conveniently located for the Nový PORG School (10 min. by car) and the PBS international school (20 min.). A bus stop with multiple connections is about 400 meters away.

The ground floor consists of a living room connected to a fully fitted kitchen, a dining area, and a garden **terrace**, a study, a bathroom with a walk-in shower, a toilet, a foyer, and access to the garage. The upper floor features 3 bedrooms (one with a built-in **clothes closet**), and a spacious bathroom.

**Premium materials, hardwood floors**, large-format tiles, **Siemens** kitchen appliances, sanitary ware by the German brands Dornbracht and Hansgrohe, motorized exterior blinds, awning over the terrace, gas boiler, washer, dryer, dishwasher, induction cooktop, automatic irrigation system, alarm system connected to a security agency, private **camera system**, garden, and an atrium. The entire complex is guarded by an entrance gate and a camera system. Parking in a **garage** with storage space plus **2 outdoor parking spaces**.

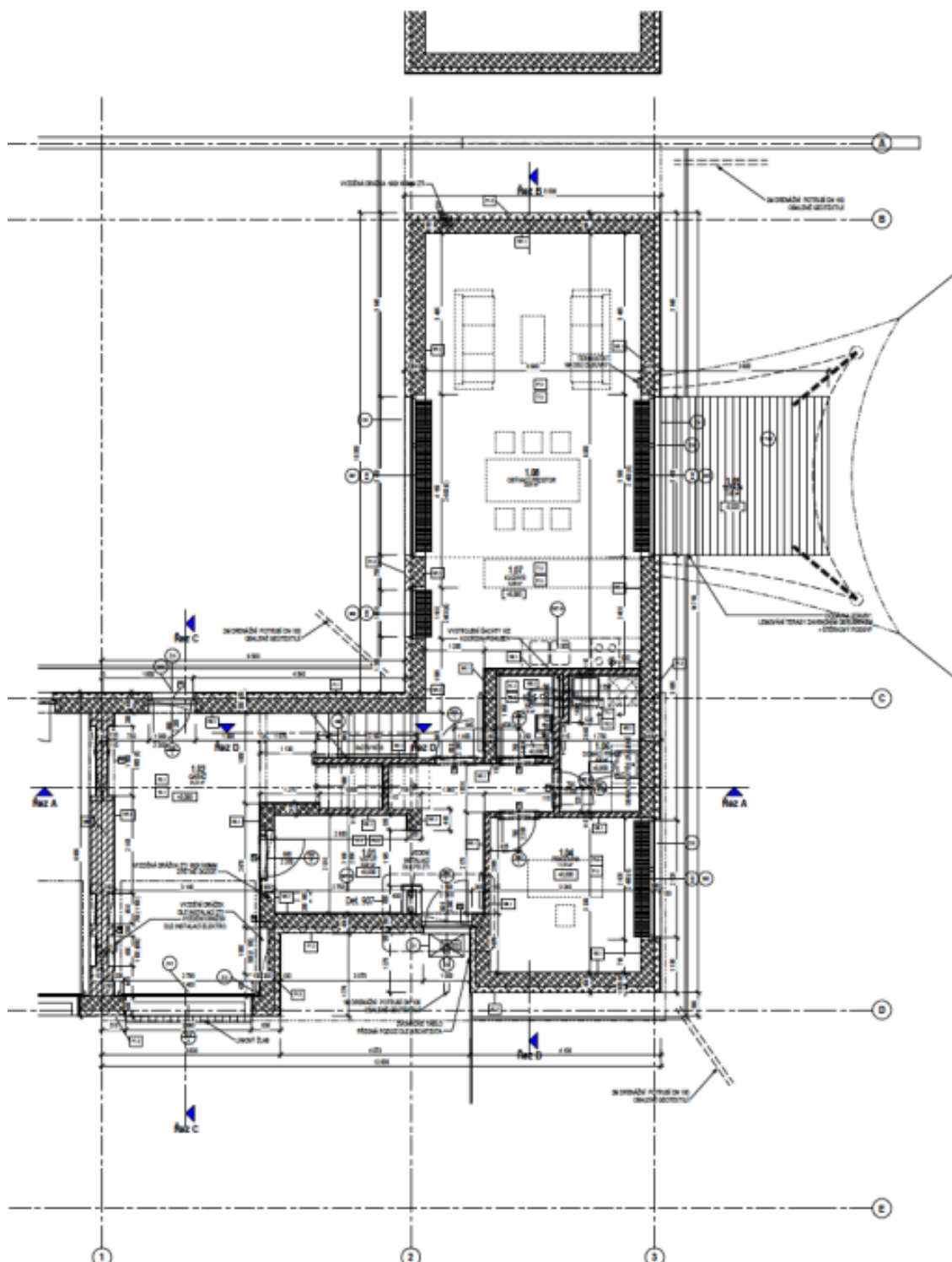




# House Four-bedroom (5+kk)

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