



## House Three-bedroom (4+kk)

Rented

131 m<sup>2</sup>, Praha 9, Čakovice, Kurta Hubera





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Plot	229 m <sup>2</sup>
Foot print	120 m <sup>2</sup>
Garden	109 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water and garbage disposal: CZK 3,000. Gas and electricity will be transferred to the tenant.
PENB	B
Reference number	101665
Available from	Immediately

This new-build unfurnished townhouse with a garden is part of the Na Pramenech contemporary residential project, on the border of the Čakovice, Letňany, and Ďáblice districts. The location offers great amenities consisting of 2 shopping centers and small shops, endless sports opportunities, good connections to the city center, and plenty of spaces for leisure and relaxation. Within easy reach are kindergartens and elementary schools, a high school, an indoor and outdoor swimming pool, a bike path, a skate park, and a multifunctional sports center. Nearby are the green spaces of the Ďáblice Grove and Letňany forest park, the Letňany metro station is a 5-minute bus ride away, and a bus stop is a few steps from the house.

The ground floor includes a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a storage room under the stairs, and an entrance hall with a built-in wardrobe and garage access. The first floor offers three bedrooms, a bathroom (bathtub, walk-in shower, toilet), and a utility room.

**Hardwood floors**, tiles, underfloor heating, automatic exterior blinds, gas boiler, dishwasher, induction cooktop, microwave oven, alarm. **Garage**.

