



## House Four-bedroom (5+kk)

€ 2 096 | CZK 53 000

160 m<sup>2</sup>, Praha 8, Ďáblice, Statková





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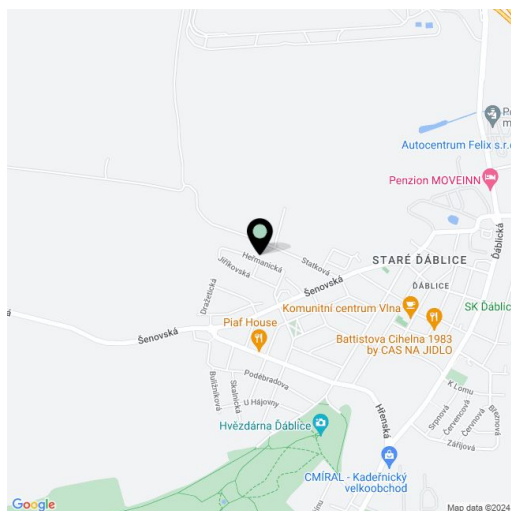
160 m<sup>2</sup>, Praha 8, Ďáblice, Statková

Total area	160 m <sup>2</sup>
Plot	113 m <sup>2</sup>
Foot print	54 m <sup>2</sup>
Garden	34 m <sup>2</sup>
Floor area	147 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Front garden	12 m <sup>2</sup>
Parking	Outdoor parking.
Cellar	-
Service price	Deposit for utilities CZK 2,750/month. Electricity and gas are paid separately.
PENB	C
Reference number	102100
Available from	01.12.2024

House in the Evergreen Ďáblice project. This newly built unfurnished 2-bathroom townhouse with a roof terrace and a garden is in a quiet "garden" neighborhood northwest of Ďáblice. The residential location offers ample greenery and amenities and services within easy reach, including the Ďáblický háj forest park with many sports and relaxation opportunities incl. hiking and bike paths, plus the nearby Čimický háj, Přátelství Park, and the riding stables in Dolní Chabry. There is a bus stop moments away, with regular connections to the Ládví metro station (under 10 minutes), and it takes 7 minutes to drive to the Letňany shopping mall, and 15 minutes to Holešovice.

The ground floor features a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a toilet, a closet, and an entrance hall. The first floor offers 3 bedrooms and a bathroom with a bathtub and toilet. The second floor includes a bedroom, a bathroom with a walk-in shower and toilet, and a **roof terrace**.

Laminate floating floors, tiles, built-in wardrobes in the entrance hall and bedrooms, triple-glazed plastic windows, gas boiler. Two outdoor **parking** spaces are included in the rent.

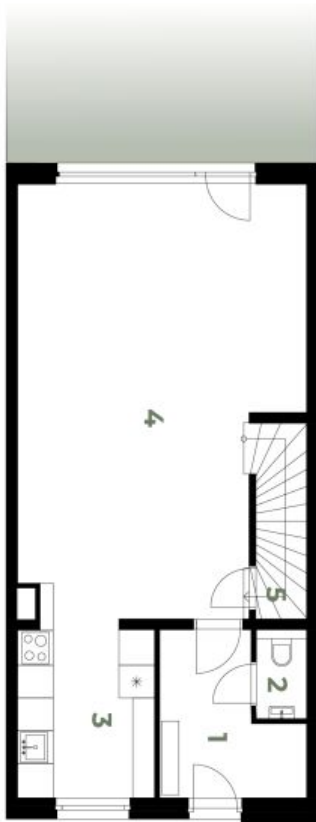




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Redirné domy k pronájmu Praha 8

## 1. NP

012.03 | 5+kk | 147 m<sup>2</sup>

1	Vstupní hala	6,69 m <sup>2</sup>
2	WC	1,43 m <sup>2</sup>
3	Kuchyně	7,82 m <sup>2</sup>
4	Obývací pokoj	38,77 m <sup>2</sup>
5	Komora	2,71 m <sup>2</sup>

Celkem 57,41 m<sup>2</sup>

EXCLUSIVE RENTAL AGENT

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

evergreen-pronajem.cz/en

info@evergreen-pronajem.cz

Na Zátorce 1, 160 00, Praha 8

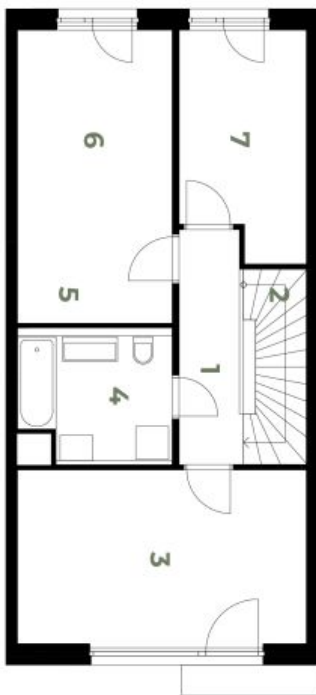
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Redirné domy k pronájmu Praha 8

## 2. NP

012.03 | 5+kk | 147 m<sup>2</sup>

1	Chodba	5,29 m <sup>2</sup>
2	Schodiště	3,90 m <sup>2</sup>
3	Ložnice	16,54 m <sup>2</sup>
4	Koupelna	6,10 m <sup>2</sup>
5	Pokoj	15,30 m <sup>2</sup>
6	Pokoj	9,11 m <sup>2</sup>

Celkem 56,24 m<sup>2</sup>

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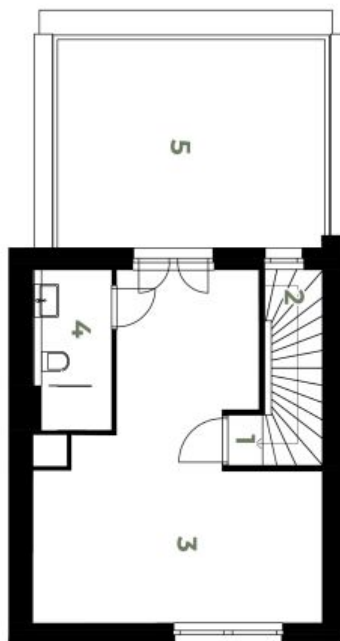
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## 3. NP

012.03 | 5+kk | 147 m<sup>2</sup>

1	Chodba	0,66 m <sup>2</sup>
2	Schodiště	2,91 m <sup>2</sup>
3	Pokoj	19,58 m <sup>2</sup>
4	Koupelna	3,20 m <sup>2</sup>
5	Terasa	16,81 m <sup>2</sup>

Celkem 26,34 m<sup>2</sup>

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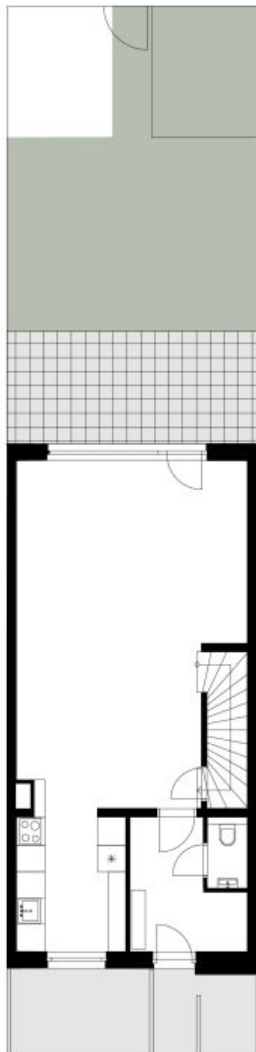
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## ZAHRAADA

012.03 | 5+kk | 147 m<sup>2</sup>

Předzahrádka	11,80 m <sup>2</sup>
Terasa	13,00 m <sup>2</sup>
Plocha zahrady	33,80 m <sup>2</sup>

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