



## House Five-bedroom (6+kk)

Rented

260 m<sup>2</sup>, Prague 10, Benice, Žitavská





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Plot	1 129 m <sup>2</sup>
Foot print	187 m <sup>2</sup>
Garden	942 m <sup>2</sup>
Parking	2-3 parking spaces on the plot.
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	103215
Available from	Immediately

Boasting an outdoor pool, sauna, and beautiful landscaped mature garden, this high-end newly refurbished and furnished freestanding house with 3 bathrooms and high-standard facilities is located in an architecturally unified and impressive residential area on the edge of a quiet municipal part of Prague 22, benefiting from an easy connection to Prague by car, and within quick reach of the Čestlice shopping area and full amenities in Průhonice. A quiet street in the vicinity of the Club Park Holiday sports and entertainment center with a squash hall, tennis courts, bowling lanes, and a stylish restaurant. Nearby, there is a swimming pool, a children's playground, a football field, and a bus stop.

The ground floor features an entrance hall, a fitted **walk-in closet**, a living room with a **fireplace**, a fully fitted open plan kitchen, a TV room, a utility room, and access to the **terrace/garden**. There is another fitted **walk-in closet**, a well-equipped **fitness room/guest bedroom**, a bathroom (walk-in shower, toilet), a laundry room, a storage room, and a toilet. The first floor offers a master bedroom with a **terrace**, a bathroom (walk-in shower, toilet), two bedrooms with **balconies** (one is equipped as a walk-in closet), a small bedroom, and a bathroom (bathtub, walk-in shower, toilet).

Green views, outdoor heated swimming **pool** with an exercise jet and a fountain, an outdoor wellness house with a **sauna**, modern technologies, a **smart home system**, **Kahrs hardwood floors**, tiles, wooden windows, air-conditioning in one bedroom and the fitness room, Kartell Bloom light fixtures, a Hanák kitchen, Villeroy & Boch and Hansgrohe bathroom fixtures, a gas boiler, underfloor heating in the bathrooms and on the ground floor, a heat pump for heating the pool, a washer, dryer, Siemens kitchen appliances, a dishwasher, a combination oven, wine fridge, coffee maker, induction cooktop, TV, security system including a connection to an ARC, a camera system, and a Loxone system operated sauna. **2-3 parking spaces** on the plot and a charger for electric cars are available. Available from January 1st, 2024 (or from mid December 2023).

