



## House Five-bedroom (6+1)

Rented

412 m<sup>2</sup>, Prague 6, Nebušice, Dubová





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Plot	958 m <sup>2</sup>
Foot print	211 m <sup>2</sup>
Garden	748 m <sup>2</sup>
Parking	Garage for 2-3 cars.
Garage	Yes
Cellar	Yes
Service price	Utilities in the approximate amount of CZK 11,500 per month are billed separately.
PENB	G
Reference number	14078
Available from	Immediately

Boasting an 8x3m covered heated outdoor pool and sauna, this unfurnished freestanding home with a garden is set in a peaceful natural area in Nebušice, within quick reach of the International School of Prague, right on the edge of the Divoká Šárka natural preserve. A location with full amenities within easy reach and quick access to the airport and to the city center, a few bus stops to the Bořislavka metro station and trams.

The ground floor features a living room with a **fireplace** and access to the **garden/terrace**, a fully fitted kitchen with a pantry, a toilet, an entrance hall, and garage access, plus a **guest suite with a separate access to the garden** with a bedroom and a bathroom. The first floor includes four bedrooms (one with an **enclosed balcony**), a **walk-in closet**, and two bathrooms (walk-in shower, bathtub). The basement floor offers a wellness zone (**sauna** with a bathroom and relaxation space), a utility room, a storage room, and a laundry/drying room.

**Hardwood floors**, tiles, safety glass, built-in wardrobes, gas heating, automatic exterior roller blinds, washer/dryer, electronic security system connected to ARC, automatic garage door and gate. **Garage** for 2-3 cars.

