



## House Six-bedroom (7+1)

450 m<sup>2</sup>, Prague 6, Nebušice, Nebušická

Rented





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Total area	450 m <sup>2</sup>
Plot	811 m <sup>2</sup>
Foot print	192 m <sup>2</sup>
Garden	619 m <sup>2</sup>
Floor area	420 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
Service price	Deposit for utilities CZK 20,000/month.
PENB	G
Reference number	1861
Available from	Immediately

Set in a peaceful natural Prague 6 location, this modern freestanding unfurnished villa with a 30 m<sup>2</sup> terrace and beautiful garden is situated at the edge of the Divoká Šárka natural preserve and close to the International School of Prague. Quick access to the airport and to the city center, a bus stop just a few steps away, minutes to trams and the Bořislavka metro station.

The home offers a large 60 m<sup>2</sup> living room with a fireplace and wonderful views of the Šárcké Valley, a fully fitted contemporary kitchen, a separate toilet, and a spacious walk-in closet with built-in wardrobes, all on the main level. There are 4 bedrooms upstairs, each with an en-suite bathroom with a toilet. On the basement level is a guest/au pair bedroom with storage, a large room with a garden entrance, a laundry room, and a 5th bathroom.

Stylish design, air-conditioning, quality materials incl. marble, water softener, dishwasher; alarm, Internet and satellite connections.

