



House Four-bedroom (5+kk)

Rented

230 m², Prague 6, Dejvice, V Šáreckém údolí





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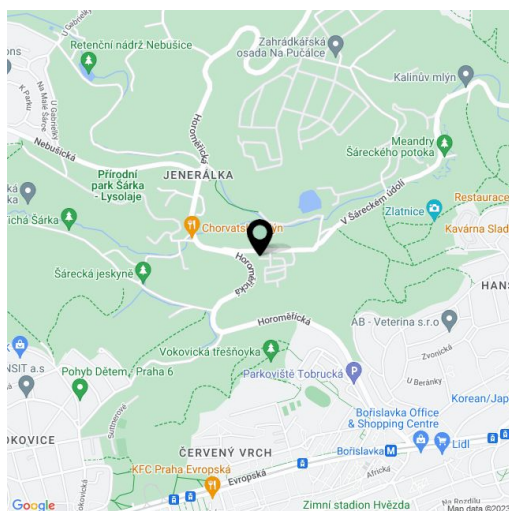
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Plot	210 m ²
Foot print	95 m ²
Garden	115 m ²
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Deposit for community charges, water, and utilities CZK 20,000 per month.
PENB	A
Reference number	24385
Available from	Immediately

High-standard unfurnished townhouse, part of the TOP RESIDENCE project with interiors designed by the renowned studio Olgoj Chorchoj. Beautifully located in the charming Šárecké Valley surrounded by green hills and a peaceful countryside. Quick connections to the city center, the airport, and international schools in Prague 6, convenient to the Bořislavka and Dejvická metro station with full amenities in the area. Mere steps to the Global Concept Montessori School, five min. to the ISP international school.

The ground floor offers a comfortable living room with a dining area, a fully fitted open plan kitchen and direct access to the terrace and garden, a guest bedroom (or study) with a clothes closet, a guest bathroom (walk-in shower, toilet), and a pantry. The first floor includes a master bedroom with an en-suite bathroom (bathtub, bidet, toilet), two additional bedrooms with a shared balcony, a family bathroom (walk-in shower, toilet), and a walk-in closet. There is a basement floor with a playroom (or fitness room) with access to the garden, storage, and a utility room.

Passive house. Oak floors and tiles, French windows, automatic outdoor blinds, recuperation, dishwasher, induction cooktop, steam oven, central vacuum cleaner, alarm, video entry phone. Amenities include a reception and 24-hour security, a social club, and a children's playground. A number of bike and jogging paths are in the area. Available from August or earlier upon agreement.

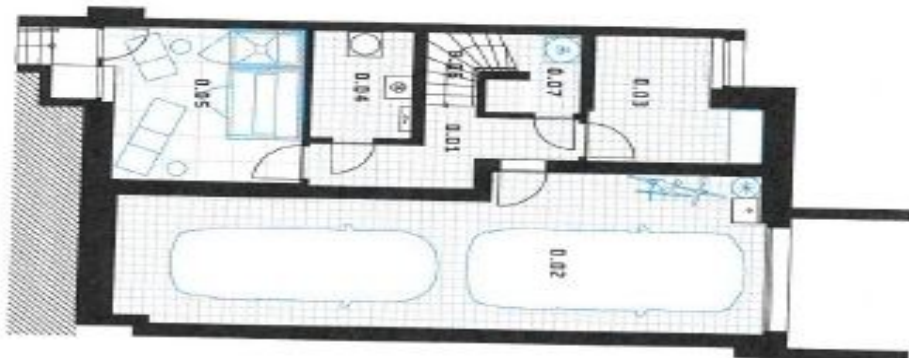




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SUTEREN UNDERGROUND		m ²
0.01	chodba corridor	6,2
0.02	garáž garage	38,5
0.03	domácí práce workroom	7,4
0.04	technická místnost utility room	4,6
0.05	fitness / sauna	12,2
0.06	schodiště hall, staircase	3,9
0.07	spalň storage	2,3
UŽITNÁ PLOCHA USABLE FLOOR AREA		75,1



1. PATRO 1ST FLOOR		m ²
1.01	hale hall	9,4
1.02	pokoj pro hosta guest room	9,5
1.03	keuchna kitchen	3,9
1.04	obývací pokoj + k living room + k	43,1
1.05	schodiště staircase	4,7
1.07	komora pantry	1,9
UŽITNÁ PLOCHA USABLE FLOOR AREA		72,4
TERASKA TERRACE		9,5
ZAVĚTRILÉ		2,7



2. PATRO 2ND FLOOR		m ²
2.01	chodba corridor	7,1
2.02	ložnice rodiče master bedroom	19,1
2.03	ložnice dítě bedroom children	12,4
2.04	ložnice dítě bedroom children	14,5
2.05	koupelna bathroom	4,6
2.06	koupelna bathroom	4,0
2.08	šatna, skříň closet, storage	4,0
UŽITNÁ PLOCHA USABLE FLOOR AREA		66,8
BALKON BALCONY		1,0



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A.5 * 5+KK * 214,3 m² [nízkoenergetický dům * low energy house]



Energetický štítek A - mimořádně úsporná, podle certifikátu energetické náročnosti budovy (PENB).
Energy label A - exceptionally efficient, according to the energy performance of buildings certificate.



Passivní dům dle TNV 730329 - měrná potřeba tepla na vytápění s 20 kWh/m² rok.
Passive house according to TNV 730329 - energy need for heating s 20 kWh/m² year

230,3 m²

podlahová plocha domu
gross internal area of the house

214,3 m²

užitná plocha domu
usable floor area of the house

94,9 m²

zastavěná plocha
built-up area

210,0 m²

pozemek
plot



- 2 stání v garáži
- 2 parking spaces in garage
- finišové sauny *
- finišová sauna
- terasa
- terrace



řez | cross-section

cup iczlu
ŠÁRECKÉ ÚDOLÍ