



## House Four-bedroom (5+kk)

Rented

186 m<sup>2</sup>, Praha 6, Dejvice, V Šáreckém údolí





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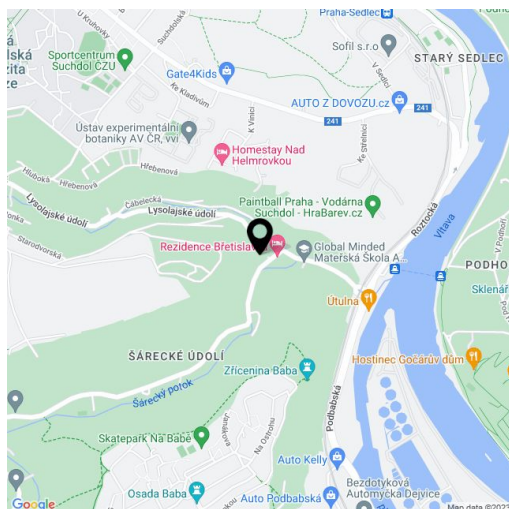
**Rented**186 m<sup>2</sup>, Praha 6, Dejvice, V Šáreckém údolí

Plot	278 m <sup>2</sup>
Foot print	84 m <sup>2</sup>
Garden	194 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	27658
Available from	Immediately

**High standard 4-bedroom 3-bathroom low energy townhouse - part of the TOP RESIDENCE project with interiors designed by the Olgoj Chorchoj studio, situated in the charming Šárecké Valley surrounded by green hills and peaceful countryside. Good connection to the city center, the airport and international schools in Prague 6, convenient to Dejvická metro station with full amenities in the area. Just steps to Global Concept Montessori School, and five min. to the ISP School.**

The ground floor features living room with dining area, a fully fitted open kitchen and access to the terrace and **garden**, guest bedroom, guest bathroom (walk-in shower, toilet), and entry hall with built-in wardrobes. The first floor offers three bedrooms - master bedroom with en-suite bathroom (bath, bidet, toilet), family bathroom (walk-in shower, toilet), and a balcony accessible from two bedrooms. All bedrooms have **built-in wardrobes**. The basement floor includes a playroom / wellness room with garden access, laundry room, utility room, and garage access.

**Wooden floors**, tiles, large format French windows, automatic outdoor blinds, gas boiler, washer, dryer, dishwasher, TV, video entry phone, alarm, central vacuum cleaner. **Double garage**, automatic garage gate, 24-hour security, social club and a children's playground. There is a number of cycling and jogging paths in the area. Deposit for community charges and water around CZK 8,000 per month. Electricity and gas will be transferred to the tenant. Available from the mid of July 2021.





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186 m<sup>2</sup>, Praha 6, Dejvice, V Šáreckém údolí

Rented

**\* 5+kk \* 185,8 m<sup>2</sup> [nízkoenergetický dům \* low energy house]**

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

**top rezidence**

ŠARECKÉ ÚDOLÍ · PRAHA 6

**SUTERÉN | UNDERGROUND**

0.01	chodba   corridor	3,1
0.02	garáž   garage	37,7
0.03	technická místnost   utility room	6,3
0.04	technická místnost   utility room	3,4
0.05	fitness / sauna	10,0
0.06	schodiště   hall, staircase	3,6
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>64,1</b>

**1. PATRO | 1ST FLOOR**

1.01	hala   hall	8,2
1.02	pokoj pro hosta   guest room	8,2
1.03	koupelna   bathroom	3,2
1.04	obývací pokoj + kch   living room + kch	39,3
1.05	schodiště   staircase	4,1
1.06	chodba   corridor	0,6
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>63,5</b>
<b>TERASA   TERRACE</b>		<b>7,5</b>
<b>ZAVĚTRÍ   LEE</b>		<b>2,3</b>

**2. PATRO | 2ND FLOOR**

2.01	chodba   corridor	6,7
2.02	ložnice rodičů   master bedroom	14,5
2.03	ložnice dětí   bedroom children	12,4
2.04	ložnice dětí   bedroom children	13,6
2.05	koupelna   bathroom	4,3
2.06	šatna, šatník   closet, storage	3,3
2.07	koupelna   bathroom	3,8
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>		<b>58,4</b>
<b>BALKÓN   BALCONY</b>		<b>1,8</b>