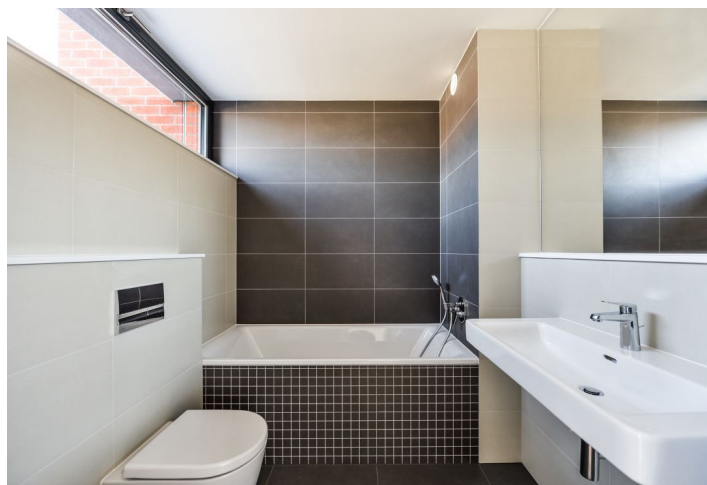




House Four-bedroom (5+kk)

Rented

190 m², Prague 6, Dejvice, V Šáreckém údolí





House Four-bedroom (5+kk)

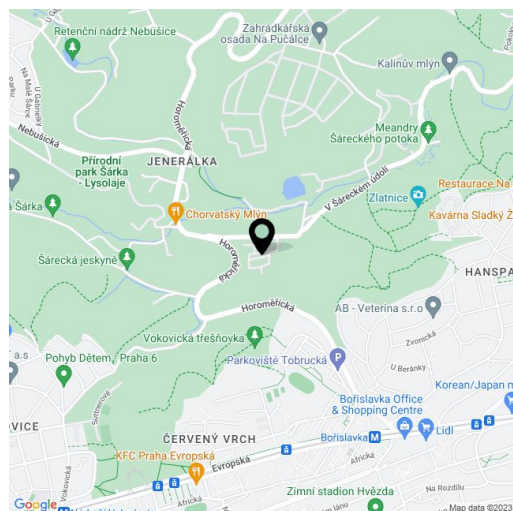
Rented190 m², Prague 6, Dejvice, V Šáreckém údolí

Plot	184 m ²
Foot print	84 m ²
Garden	100 m ²
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	28267
Available from	Immediately

Brand new high standard 4-bedroom 3-bathroom low energy passive townhouse (BER: A) - 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. The first floor offers master bedroom with an en-suite bathroom (bath, bidet, toilet) and a large walk-in closet, two more bedrooms with a shared balcony, and family bathroom (walk-in shower, toilet). The basement floor includes a wellness room (or study or a guest bedroom) with garden access, laundry / utility room, boiler room, and garage.

Wooden floors, tiles, heat recovery ventilation unit, large format French windows, automatic outdoor blinds, gas boiler, DEKTON stone kitchen counter, dishwasher, induction cooktop, washing machine, dryer, video entry phone, central vacuum cleaner. Double garage, automatic garage gate, 24/7 security service, security camera system, social club and a children's playground. There is a number of cycling and jogging paths in the area. Deposit for community charges, water, heating and electricity around CZK 10,300 per month.

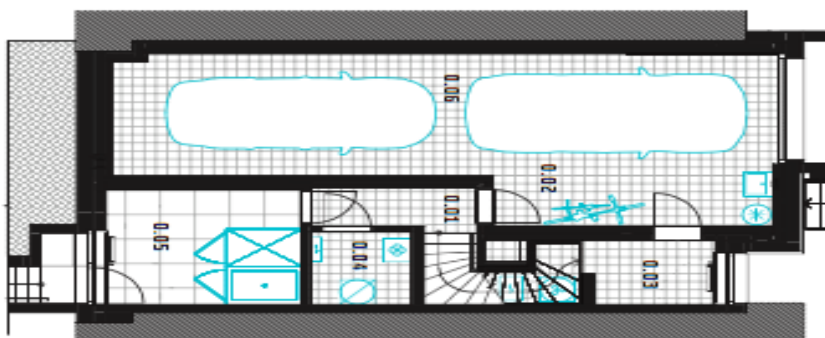




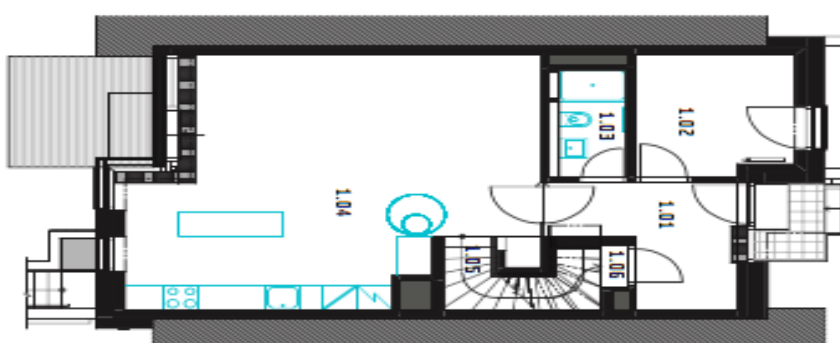
House Four-bedroom (5+kk)

Rented

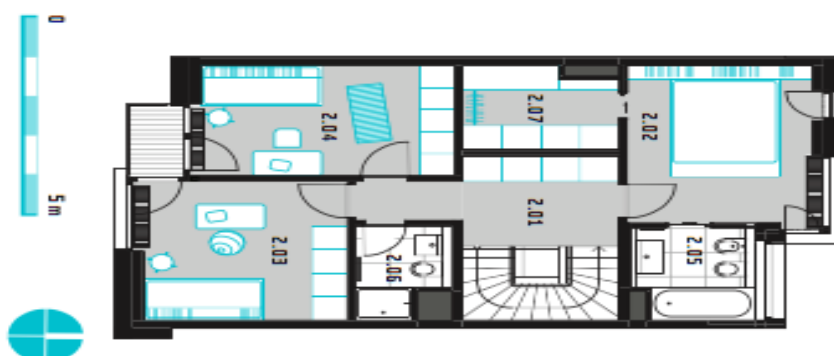
190 m², Prague 6, Dejvice, V Šáreckém údolí



SUTERÉN UNDERGROUND	m ²
0.01 chodba corridor	3.1
0.02 garáž garage	41.9
0.03 domáci práce workroom	6.3
0.04 technická miestnosť utility room	3.2
0.05 fitness / sauna	9.7
0.06 schodište hall, staircase	3.8
UŽITNÁ PLOCHA USABLE FLOOR AREA	68.0



1. PATRO 1ST FLOOR	m ²
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 + kk living room + kk	39.4
1.05 schodište staircase	4.1
1.06 chodba corridor	0.5
UŽITNÁ PLOCHA USABLE FLOOR AREA	63.7
TĚRASA TERRACE	7.5
ZANĚTŘÍ LEE	2.3



2. PATRO 2ND FLOOR	m ²
2.01 chodba corridor	8.2
2.02 ložnice rodičů master bedroom	13.1
2.03 ložnice dětí bedroom children	12.4
2.04 ložnice dětí bedroom children	12.3
2.05 koupelna bathroom	4.3
2.06 koupelna bathroom	3.1
2.07 šatna, skříň closet, storage	5.3
UŽITNÁ PLOCHA USABLE FLOOR AREA	58.6
BALKÓN BALCONY	1.8