



## House Four-bedroom (5+kk)

Rented

190 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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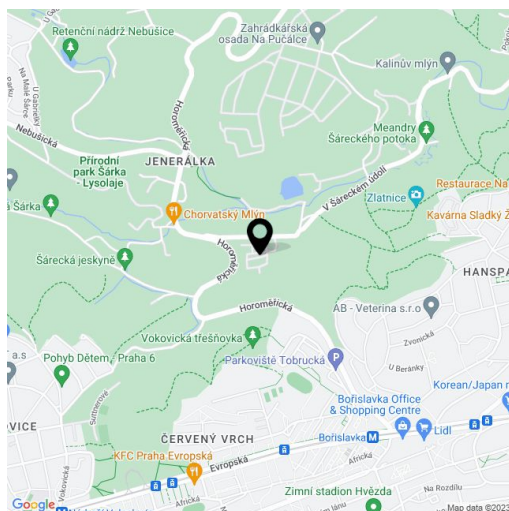
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|                  |                    |
|------------------|--------------------|
| Plot             | 184 m <sup>2</sup> |
| Foot print       | 84 m <sup>2</sup>  |
| Garden           | 100 m <sup>2</sup> |
| Parking          | Double garage.     |
| 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.



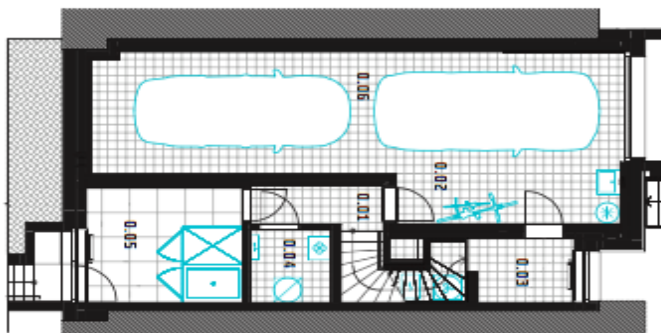


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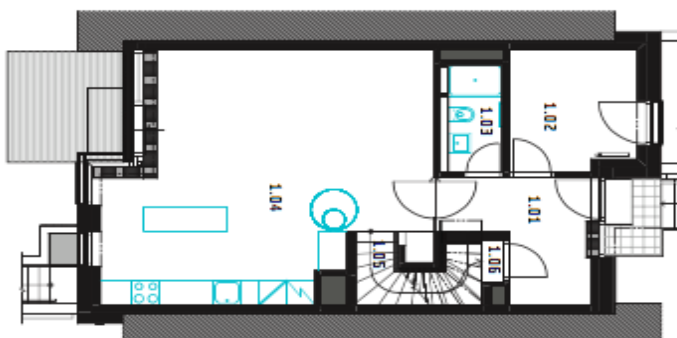
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| SUTERÉN   UNDERGROUND                    |                                   | m <sup>2</sup> |
|------------------------------------------|-----------------------------------|----------------|
| 0.01                                     | chodba   corridor                 | 3.1            |
| 0.02                                     | garáž   garage                    | 41.9           |
| 0.03                                     | dělní práche   workshop           | 6.3            |
| 0.04                                     | technická místnost   utility room | 3.2            |
| 0.05                                     | fitness / sauna                   | 9.7            |
| 0.06                                     | schodiště   hall, staircase       | 3.8            |
| <b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b> |                                   | <b>68.0</b>    |



| 1. PATRO   1ST FLOOR                     |                                       | m <sup>2</sup> |
|------------------------------------------|---------------------------------------|----------------|
| 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                                     | schodiště   staircase                 | 4.1            |
| 1.06                                     | chodba   corridor                     | 0.5            |
| <b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b> |                                       | <b>63.7</b>    |
| TERASA   TERRACE                         |                                       | 7.5            |
| ZAVĚTRÍ   LEE                            |                                       | 2.3            |



| 2. PATRO   2ND FLOOR                     |                                 | m <sup>2</sup> |
|------------------------------------------|---------------------------------|----------------|
| 2.01                                     | chodba   corridor               | 8.2            |
| 2.02                                     | ložnice rodičů   masterbedroom  | 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            |
| <b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b> |                                 | <b>58.6</b>    |
| BALKÓN   BALCONY                         |                                 | 1.8            |

