



House Five-bedroom (6+kk)

Rented

600 m², Prague 5, Slivenec





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Plot	1 058 m ²
Foot print	212 m ²
Garden	946 m ²
Parking	Three garages and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29526
Available from	Immediately

Top standard contemporary villa with unique character, ideal for a distinguished clientele. This is a fully furnished air-conditioned 5-bedroom 4-bathroom modern villa boasting an indoor pool, lift, sauna and lovely views of an adjacent green valley. Situated in a quiet residential area on the edge of the village Slivenec, just a few steps from the local forest, with excellent access to the center of Prague - 15 minutes to Smíchovské nádraží railway station and metro, line B. Natural location near the Chuchelský forest and Berounka riverbank, ideal for sports enthusiasts.

The ground floor includes a spacious living room with an integrated gourmet kitchen and dining area, walk-in closet, workroom, guest toilet, and hall with access to a large **terrace**. The first floor features two bedrooms with en-suite bathrooms and fitted walk-in closets, an office, storage room and utility room. The top floor offers a separate studio apartment with a kitchenette, bathroom, walk-in closet and a huge **terrace**, and a guest bedroom with an en-suite bathroom. The basement includes a **heated swimming pool** with a swim jet counterflow and fully automated maintenance, a **sauna**, gym, shower, laundry room, toilet, utility area, and two storage rooms.

Top quality materials and equipment, **solid wood floors**, tiles and interior doors, glass tiles and interior doors, marmoleum, large format ceramic tiles, double glazed **timber windows** with safety glass, reflective film and automatic external blinds, built-in wardrobes and storage, ethanol fireplace, Gaggenau and Miele kitchen appliances, Bang & Olufsen TV and sound system, central vacuum, washer, dryer, video entry phone, alarm, **cameras**, underfloor heating and radiators, **solar panels**, **heat pump**, 2 electric boilers, heated driveway, automatic garden irrigation. **3 double garages** and 2 additional parking spaces on the plot. Utilities CZK 20-30,000 per month.



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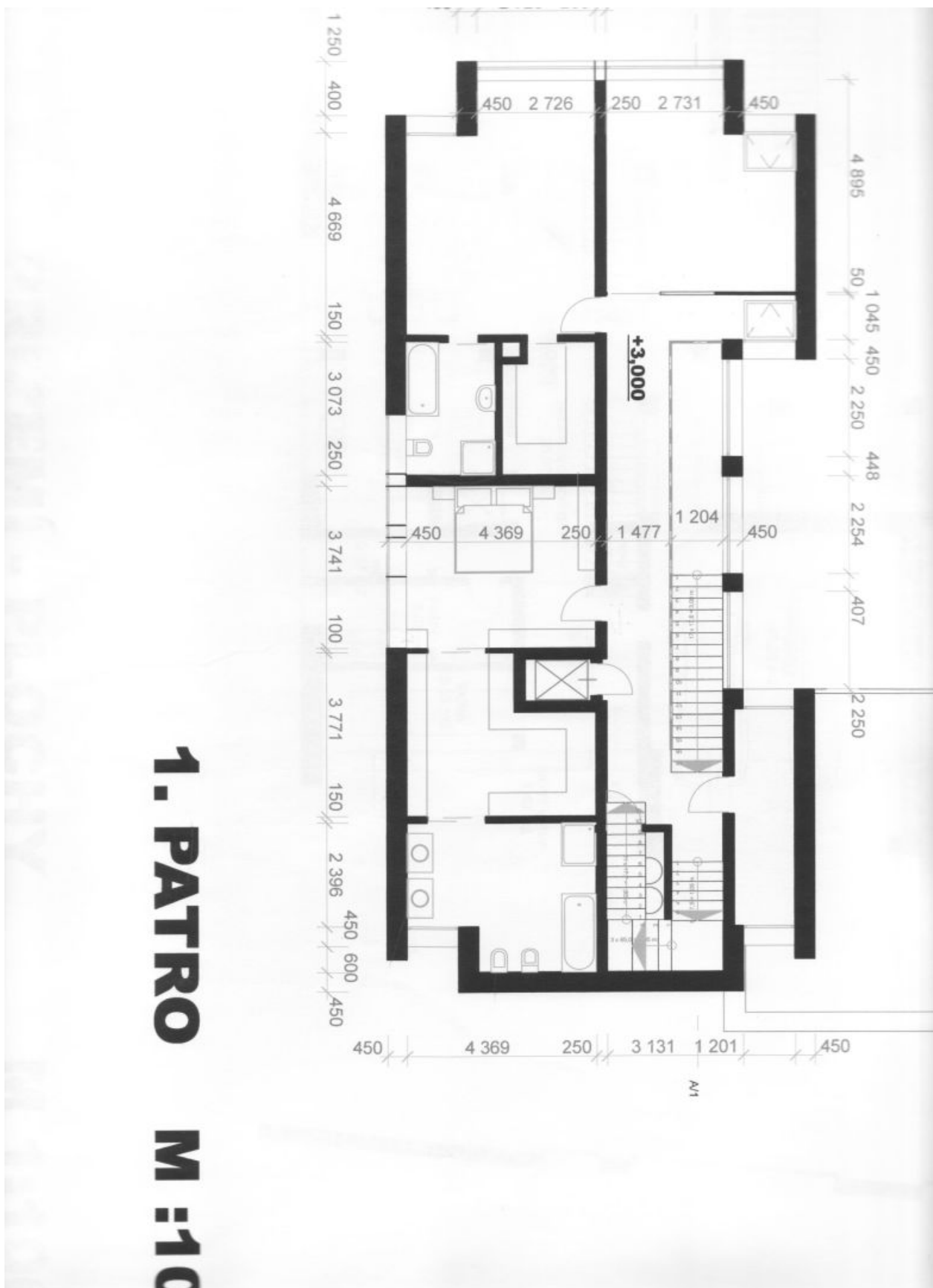




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