



House Four-bedroom (5+kk)

Rented

196 m², Praha-západ, Statenice, Zelená





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Plot	164 m ²
Foot print	84 m ²
Garden	50 m ²
Parking	Garage + two outdoor parking spaces.
Garage	Yes
Cellar	-
Service price	Community charges and maintenance CZK 2,000 per month. Deposit for water, gas, and electricity approx. CZK 11,000 per month.
PENB	C
Reference number	30732
Available from	Immediately

Benefiting from beautiful green views, this townhouse is part of the Statenický mlýn residential project situated in a beautifully landscaped protected area with the Únětický brook, 5 km from Prague, a 9-minute drive to the airport. The project is located in the center of the village, boasting Functionalist style villas, modern apartment buildings, a park with a pond, and an adjacent restaurant inside an old mill. Other amenities include a cafe, shops, two additional restaurants, a playground, and a bike path. Regular bus connections to the Bořislavka metro station (15 min.), quick access to the ISP and Riverside international schools.

The ground floor includes a fully fitted kitchen with a dining area and access to the terrace/garden, a utility room, storage closet, a toilet, and an entrance hall with garage access. The 1st floor offers a hall, a living room enjoying views of the pond, two bedrooms, a balcony, and a bathroom (bathtub, toilet). The top floor features a hall with built-in wardrobes, two bedrooms, a balcony, an en-suite bathroom (walk-in shower, toilet), an additional separate toilet, and a **terrace** overlooking the pond and accessible from the hall and one bedroom.

Wooden floating floors, tiles, wooden Euro-windows and blinds, new gas boiler, washer, dryer, Sedlák kitchen with a technistone countertop, dishwasher, induction cooktop, alarm. Single **garage plus two parking spaces** in front of the garage available.

