



## House Four-bedroom (5+kk)

Rented

143 m<sup>2</sup>, Prague 10, Malešice, Dubského





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Plot	299 m <sup>2</sup>
Foot print	101 m <sup>2</sup>
Garden	198 m <sup>2</sup>
Parking	Garage and 2 spaces in front of the garage.
Garage	Yes
Cellar	-
Service price	Utilities CZK 7,000/month plus electricity.
PENB	B
Reference number	35549
Available from	Immediately

**Stylish contemporary home near Malešice Park. This energy-efficient townhouse equipped with modern technologies is part of a residential project set in a quiet and green historic residential neighborhood in Malešice, Prague 10. The location offers quick access to the Depo Hostivař metro station, the city center, and access road to Mladá Boleslav, and the civic amenities within easy reach include supermarkets, the Hector and Třebešín sports centers, a wellness center, and numerous opportunities for sports and relaxation.**

The ground floor features a living room with a **fireplace**, a fully fitted open plan kitchen, and access to the terrace and garden, a bathroom (walk-in shower, toilet, bidet shower), a storage closet, and an entrance hall with built-in storage space and access to the garage. The upper floor includes a hall, 4 bedrooms with access to the **terrace**, a bathroom (bathtub, toilet, bidet shower), and a utility room with a washing machine and dryer.

**Loxone smart home system**, quality materials and finishes, **hardwood and screed floors**, wooden staircase, built-in wardrobes, triple-glazed aluminum windows, exterior blinds, underfloor heating - gas boiler, photovoltaic panels, dishwasher, induction cooktop, master switch, alarm that can be connected to a security agency, automatic irrigation. A **garage and two parking spaces** in front of the garage are available. In the garage there is a preparation for charging an electric car.

