



House Four-bedroom (5+kk)

Rented

215 m², Prague 10, Horní Měcholupy, U Golfu





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Plot	805 m ²
Foot print	150 m ²
Garden	655 m ²
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	-
PENB	C
Reference number	35647
Available from	Immediately

Modern house for golf lovers! This semi furnished 4-bedroom 2-bathroom townhouse with a lovely landscaped garden is situated in an exclusive gated residential project adjacent to the Hostivař golf course. Located just ten minutes from Háje metro station, with full amenities in the area, incl. numerous sports facilities thanks to two golf courses and a sports complex owned by Charles University. Very nice quiet neighborhood with lots of greenery, within easy reach of Čestlice shopping zone and water park, and Park Hostivař, Europark and Fashion Arena shopping centers. Hostivařský Park and reservoir are located a ten minute walk from the house. Conveniently located for the Nový PORG School (10 min. by car) and the PBS international school (20 min.).

The main floor features a living room with a dining area, a fully fitted open plan kitchen and access to the **terrace** and **garden**, 2 bedrooms - one with a fitted **walk-in closet**, a bathroom (bathtub, walk-in shower), a toilet, and a corridor with built-in wardrobes. The upper floor offers 2 bedrooms, each with terrace access, and a shower room with a toilet. The ground floor includes a large **walk-in closet** with direct access to the garden, utility area, a toilet, a laundry room, garage access, and an entrance hall with built-in wardrobes.

Oversized windows, automatic external blinds, floating floors, tiles, gas boiler, washer, dryer, induction cooktop, dishwasher, microwave oven, barbecue grill, video entry phone, alarm, optical cable. **The garden provides a gate leading right onto the golf course**, there is also direct access from the street to the garden. A single **garage and 3 parking spaces** on the plot are available. Utilities approx. CZK 6000/month.

