



## House Four-bedroom (5+kk)

Rented

368 m<sup>2</sup>, Praha-západ, Průhonice, Jasmínová





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Total area	368 m <sup>2</sup>
Plot	1 203 m <sup>2</sup>
Foot print	153 m <sup>2</sup>
Garden	1 050 m <sup>2</sup>
Floor area	308 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	Double garage and parking on the plot.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37882
Available from	Immediately

Boasting a highly desirable location right next to Průhonice Park, this is a brand new 4-bedroom 3-bathroom free standing home with a landscaped garden. Situated in a quiet cul-de-sac in the original residential neighborhood in Průhonice, within walking distance of the UNESCO protected Průhonice Castle and the center of the village offering rich amenities, cafes and restaurants, near the Dendrological Garden. Located within easy reach of the Čestlice business zone with the popular Aquapalace waterpark, and several shopping centers and supermarkets closeby. The Opatov metro station is just a 10 minute bus ride from the center of Průhonice. It is a popular upscale residential location with excellent access to the center of Prague, just a 15 min. drive to the Prague British International School.

The ground floor offers a spacious living room with a dining space and a fully fitted open plan kitchen, a bedroom, a shower room with a toilet, a utility room / pantry, a **walk-in closet**, and an entrance hall. There is a large **terrace** with stairs leading to the garden, accessible from the living room and bedroom. The upper floor features a master bedroom with a walk-in closet and an en-suite bathroom with both a bathtub and a **walk-in shower**, two further bedrooms, a family bathroom with a bathtub and a toilet, and an additional separate toilet. The basement floor includes a laundry room, a heated room suitable for a playroom or a fitness room, utility area, and storage space.

Vinyl floors, large format tiles, aluminum windows, automatic exterior blinds, gas boiler, underfloor heating, central vacuum, washing machine, dishwasher, induction cooktop, microwave oven, alarm, automatic garage door. **Double garage** and a **parking space on the plot**. Monthly deposit for utilities: CZK 7000. Available from August 2021.

