



## House Six-bedroom (7+kk)

Rented

372 m<sup>2</sup>, Praha-západ, Průhonice, K Doubí





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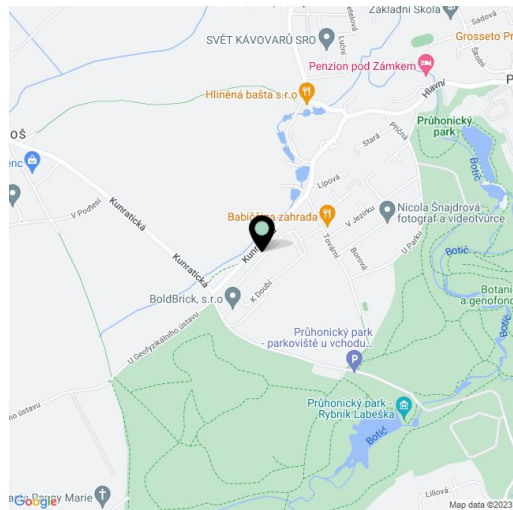
**Rented**372 m<sup>2</sup>, Praha-západ, Průhonice, K Doubí

Total area	372 m <sup>2</sup>
Plot	963 m <sup>2</sup>
Foot print	220 m <sup>2</sup>
Garden	743 m <sup>2</sup>
Floor area	342 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Double garage and 3 parking spaces.
Garage	Yes
Cellar	-
Service price	Utilities approx. CZK 13,000/month.
PENB	B
Reference number	38001
Available from	Immediately

Boasting a highly desirable location moments from Průhonice Park, this recently built fully air-conditioned 5-6-bedroom 3-bathroom free-standing home with a landscaped garden in the newly built exclusive residential project Park Resort Průhonice with a restaurant and a playground is set on the southwestern edge of the village, within walking distance of the UNESCO protected Průhonice Castle and the center of the village offering rich amenities, near the Dendrological Garden. Located within easy reach of the Čestlice business zone with the popular Aquapalace waterpark, and several shopping centers and supermarkets close-by. The Opatov metro station is just a 10-minute bus ride from the center of Průhonice. 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 features a spacious living room with a dining area, a fully integrated kitchen, and access to **two terraces** and the **garden**, a bedroom with an en-suite bathroom (walk-in shower, toilet), a guest bedroom/study, a toilet, a utility room, and an entrance hall with built-in wardrobes. The upper floor includes a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, bidet, toilet), three more bedrooms, a family bathroom (bathtub, walk-in shower), and a toilet.

**Oak floors**, large-format tiles, hardwood staircase, automatic exterior blinds, Viessmann gas boiler, underfloor heating on the ground floor and in the bathrooms, washer, dryer, dishwasher, induction cooktop, microwave oven, wine fridge, video entry phone, alarm connected to a security agency, automatic irrigation, robotic lawn mower. A large **double garage** with an electric car charger, **two parking spaces** on the plot and a **parking space** in front of the house. Available from July 2023.

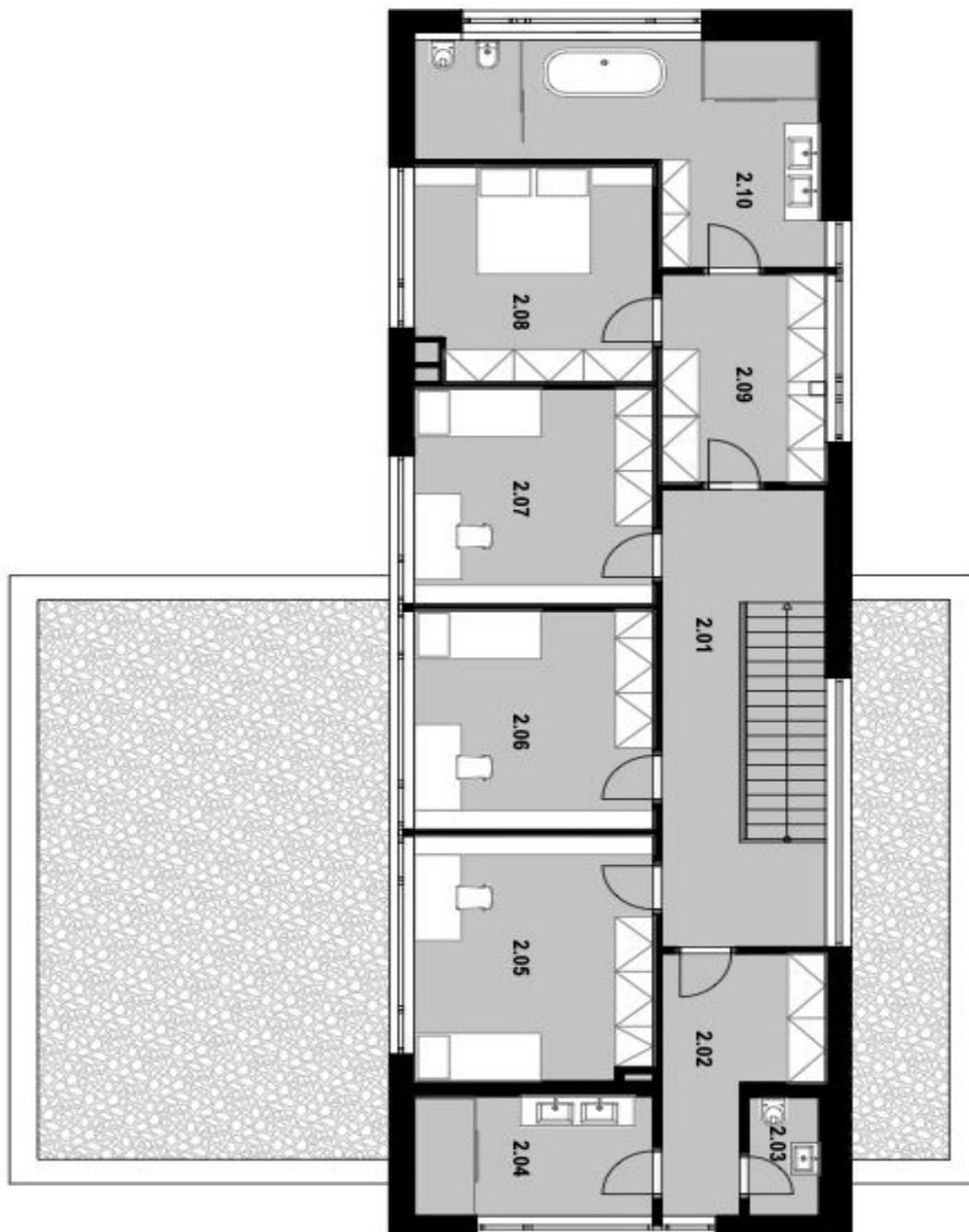




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2.01 CHODBA	16,1 m <sup>2</sup>
2.02 ŠATNA	9,3 m <sup>2</sup>
2.03 WC	2,5 m <sup>2</sup>
2.04 KOUPELNA	8,4 m <sup>2</sup>
2.05 POKOJ	17,2 m <sup>2</sup>
2.06 POKOJ	15,4 m <sup>2</sup>
2.07 POKOJ	16,1 m <sup>2</sup>
2.08 LOŽNICE	15,2 m <sup>2</sup>
2.09 ŠATNA	10,0 m <sup>2</sup>
2.10 KOUPELNA	19,3 m <sup>2</sup>
CELKEM	128,8 m <sup>2</sup>

1:100



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