



## House Six-bedroom (7+kk)

Rented

517 m<sup>2</sup>, Prague 5, Jinonice, Břežánecká





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Total area	517 m <sup>2</sup>
Plot	748 m <sup>2</sup>
Foot print	154 m <sup>2</sup>
Garden	594 m <sup>2</sup>
Floor area	412 m <sup>2</sup>
Terrace	105 m <sup>2</sup>
Parking	Double garage and two spaces on the plot.
Garage	Yes
Cellar	Yes
Service price	Utilities CZK 21,000/month.
PENB	C
Reference number	39006
Available from	Immediately

**Boasting two large terraces, this spacious unfurnished freestanding home with 4 bathrooms and 2 large terraces is part of the contemporary Botanica residential project. Located in a green neighborhood bordering the Vidoule nature park, close to the Prokopské and Dalejské valleys with plenty of recreational opportunities, 350 m from the German School and within easy reach of the Japanese School and the airport. A quiet location with full amenities close-by, within walking distance of bus stops, the Nové Butovice metro station, and Galerie Butovice shopping center, 7 minutes by car to the Motol Golf Club.**

The ground floor includes a spacious living room with a **fireplace**, dining area, fully fitted open plan kitchen, and access to the terrace and garden, a large fitted **walk-in closet**, a bathroom (walk-in shower, bidet, toilet, pissoir), a pantry, and an entrance hall. The first floor offers a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, bidet, toilet), three additional bedrooms, and a 31 m<sup>2</sup> **terrace** (accessible from two bedrooms). The second floor features an independent guest suite including a living room, a fitted kitchenette, a bedroom, a bathroom (walk-in shower, bidet, toilet), and a 74 m<sup>2</sup> **roof terrace** with beautiful views of Prague. There is a basement floor with three storage rooms, a laundry room, a utility area, and access to the garage.

**Air-conditioning, hardwood floors, tiles, built-in wardrobes, exterior blinds, gas boiler, underfloor heating in the bathrooms, central vacuum cleaner, dishwasher, Liebherr fridge, microwave oven, alarm, outdoor fireplace, garden house, automatic irrigation. Double garage and two parking spots on the plot. Available from June 2024, maybe earlier upon agreement.**

