



House Six-bedroom (7+kk)

Rented

358 m², Praha-západ, Statenice, Nad Vinicí





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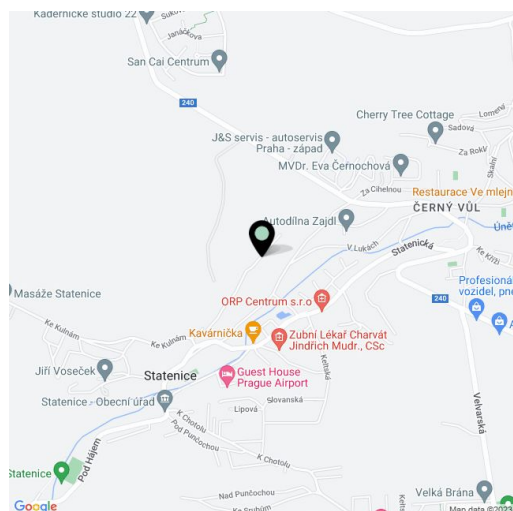
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| | |
|------------------|---------------------------------|
| Usable area | 358 m ² |
| Plot | 1 055 m ² |
| Floor area | 270 m ² |
| Terrace | 88 m ² |
| Parking | Parking for 2 cars on the plot. |
| Cellar | - |
| PENB | A |
| Reference number | 43049 |
| Available from | Immediately |

Situated on the edge of Prague, this high-quality new build hilltop 6-bedroom 2-bathroom free-standing home offers beautiful green views and an outdoor pool. Located in the village of Statenice with good amenities and bike and hiking trails that cross the nearby forest. Nad Vinici is one of Statenice's most peaceful and picturesque roads providing easy access to Prague 6 (Bořislavská metro station), Václav Havel Airport, international schools (Riverside School, International School of Prague), and abundant nature in mere minutes. Statenice is home to an international kindergarten, restaurants, and riding stables. Nearby places of interest include the ruins of Okoř Castle and the lookout points over the steep Vltava canyon.

The ground floor features a living room with a fully fitted open plan kitchen (the photo of the kitchen was taken from a similar house) plus a guest bedroom with access to the **terrace**, a pantry, and a toilet. The first floor offers three bedrooms, a bathroom, an inner hall, and an entrance hall. The second floor includes two bedrooms, a bathroom, and a hall.

Air-conditioning, oak floors, tiles, polished concrete staircase, built-in wardrobes, high ceilings, underfloor heating, Japanese smart toilets, photovoltaic electricity, heat pumps, exterior solar shading, quality isolation, floor-to-ceiling wooden and aluminum triple-glazed windows. **Two parking spaces** on the plot. Utilities are billed separately.

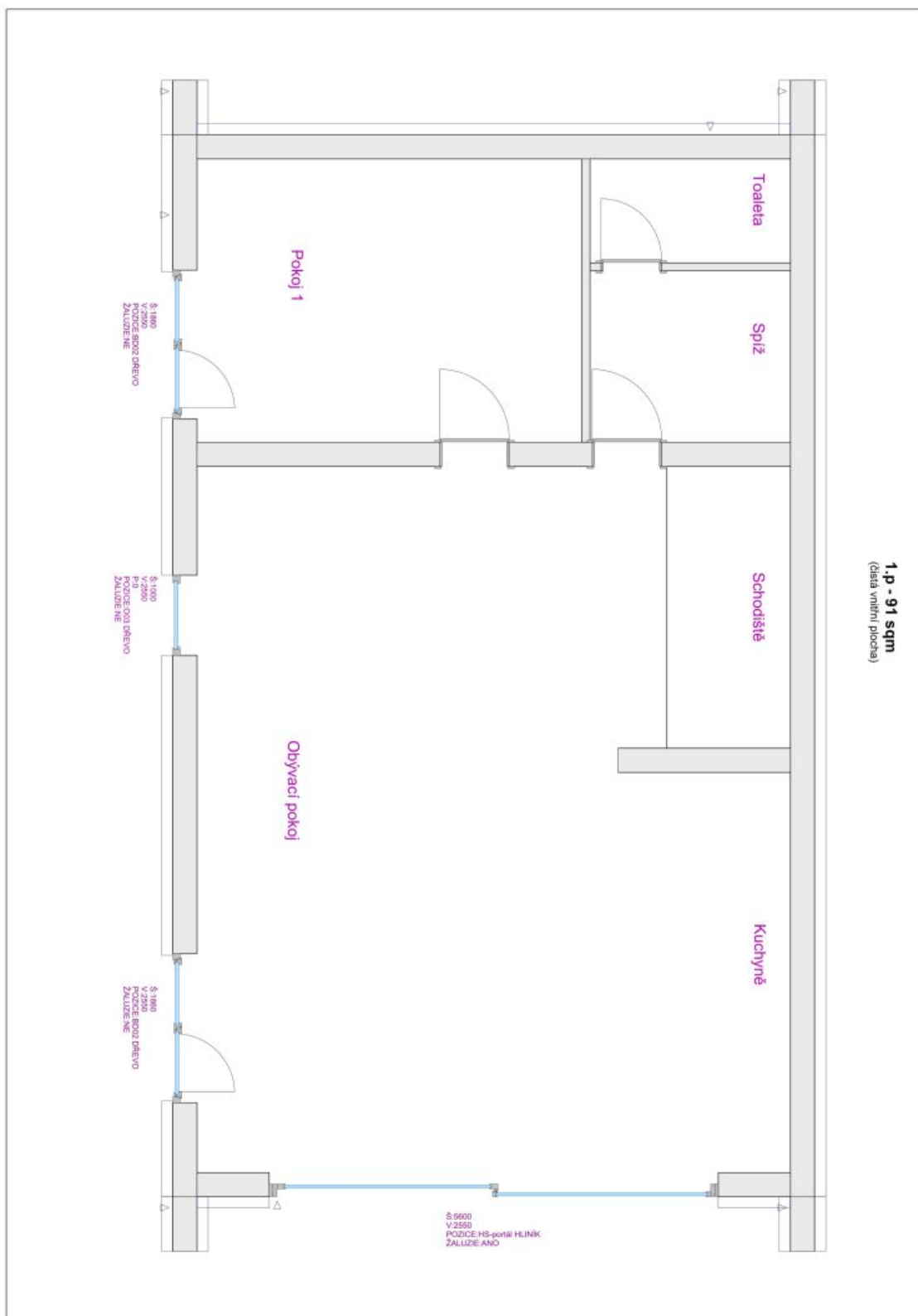




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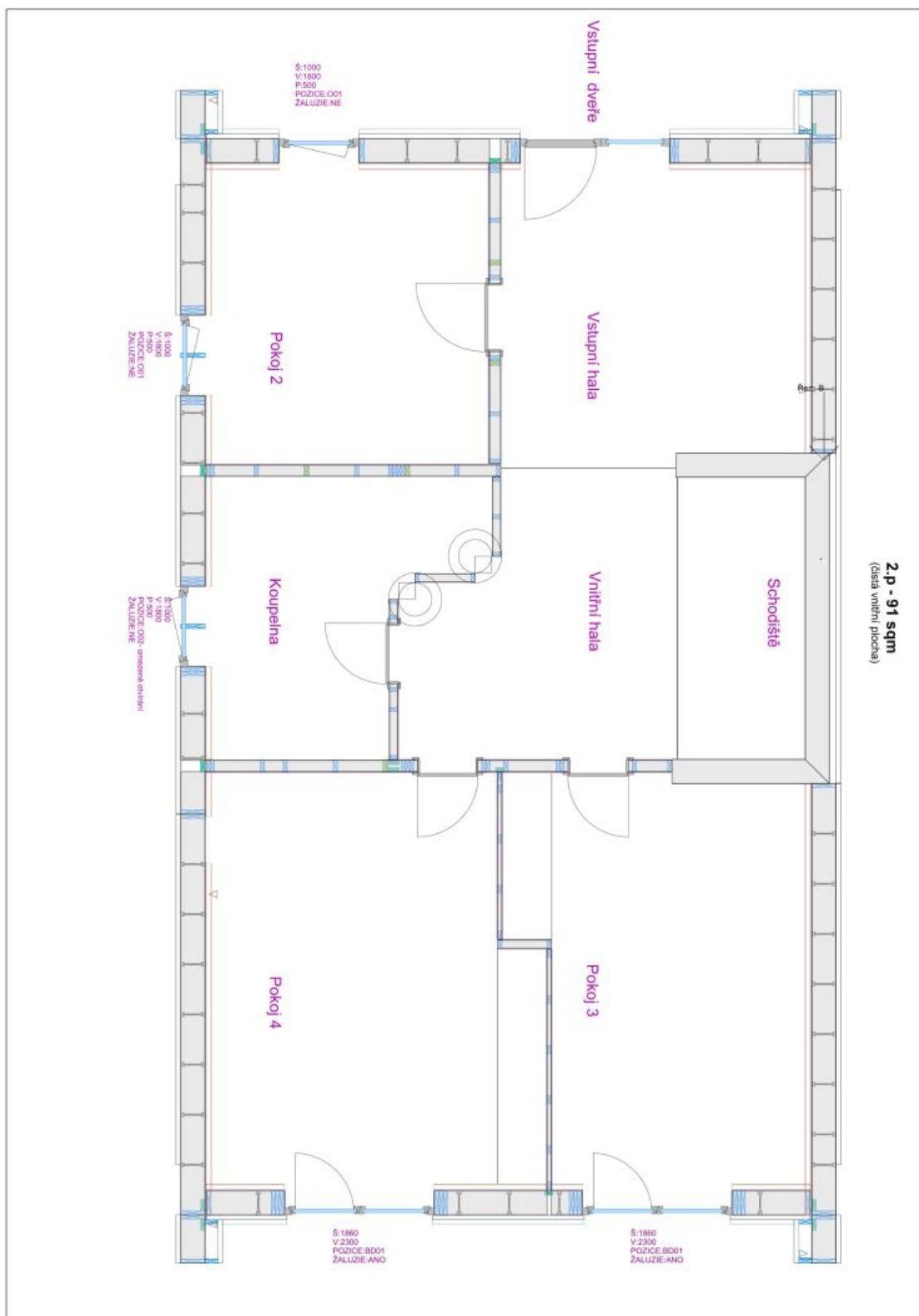




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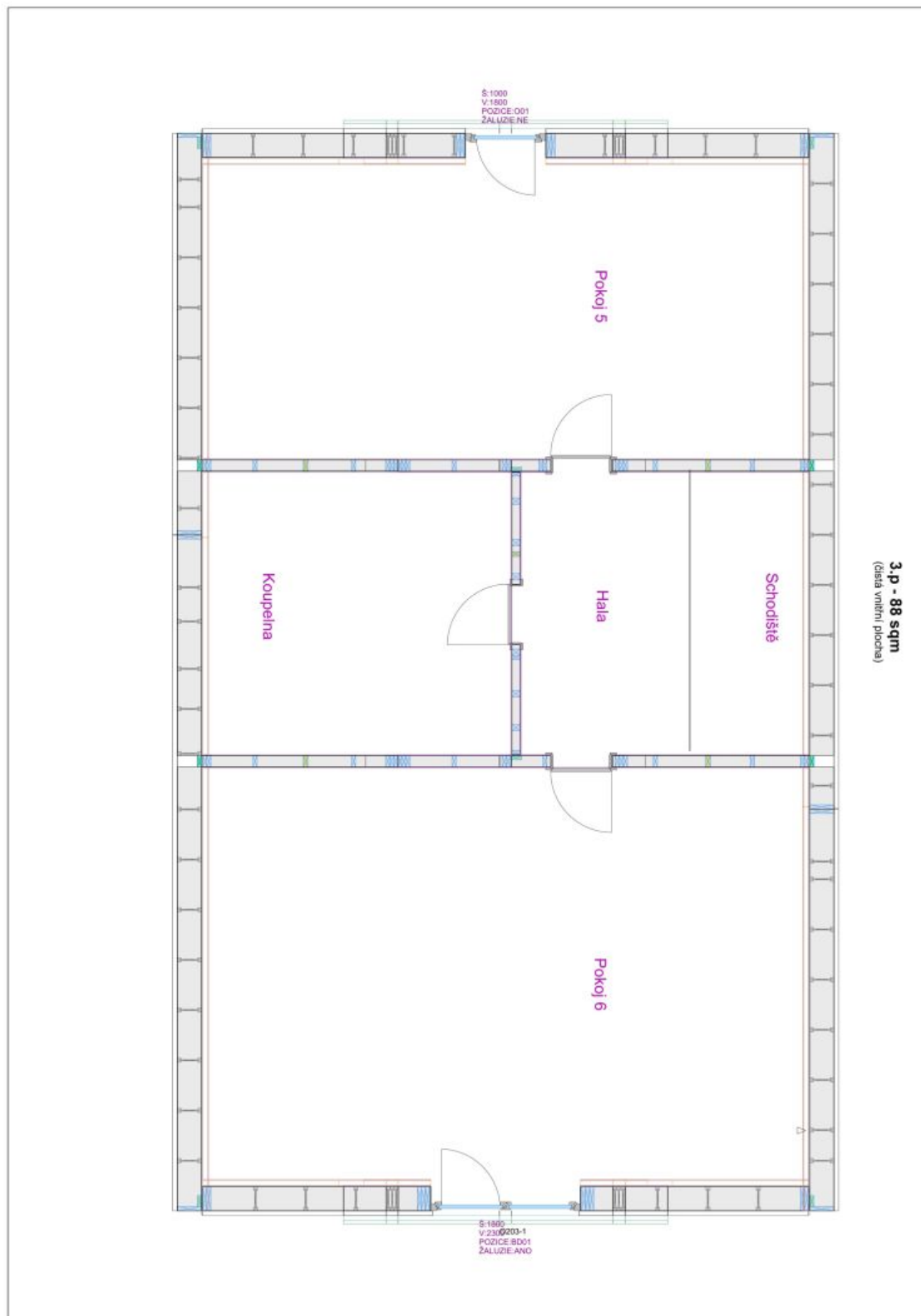




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**House Six-bedroom (7+kk)**358 m², Praha-západ, Statenice, Nad Vinicí**Rented****Nad Vinicí, Schedule of Areas**

1.p

| Pokoj | m ² |
|---------------|----------------|
| Toilet | 3,1 |
| Pantry | 5,1 |
| Room 1 | 17,9 |
| Stairs | 5,3 |
| Living room | 60,0 |
| Internal area | 91 |
| Pool | 18 |
| Terraces | 88 |
| Awning | 6 |
| External area | 112 |
| Total | 203 |

2.p

| Pokoj | m ² |
|---------------|----------------|
| Entrance hall | 14,0 |
| Room 2 | 13 |
| Staircase | 4 |
| Interior hall | 11 |
| Bathroom | 10 |
| Room 3 | 18 |
| Room 4 | 21 |
| Internal area | 91 |
| Carport | 30 |
| Driveway | 118 |
| External area | 148 |
| Total | 239 |

3.p

| Pokoj | m ² |
|---------------|----------------|
| Room 5 | 26,6 |
| Hall | 9,7 |
| Bathroom | 13,2 |
| Room 6 | 37,9 |
| Internal area | 88 |