



## House Six-bedroom (7+kk)

Rented

358 m<sup>2</sup>, Praha-západ, Statenice, Nad Vinicí





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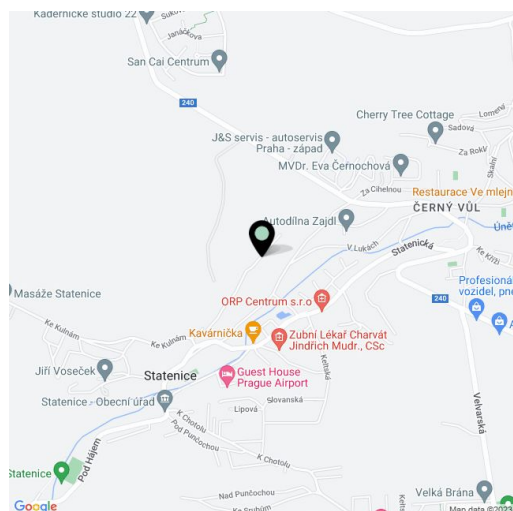
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Total area	358 m <sup>2</sup>
Plot	1 055 m <sup>2</sup>
Floor area	270 m <sup>2</sup>
Terrace	88 m <sup>2</sup>
Parking	Parking for 2 cars on the plot.
Cellar	-
PENB	A
Reference number	43049
Available from	Immediately

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.

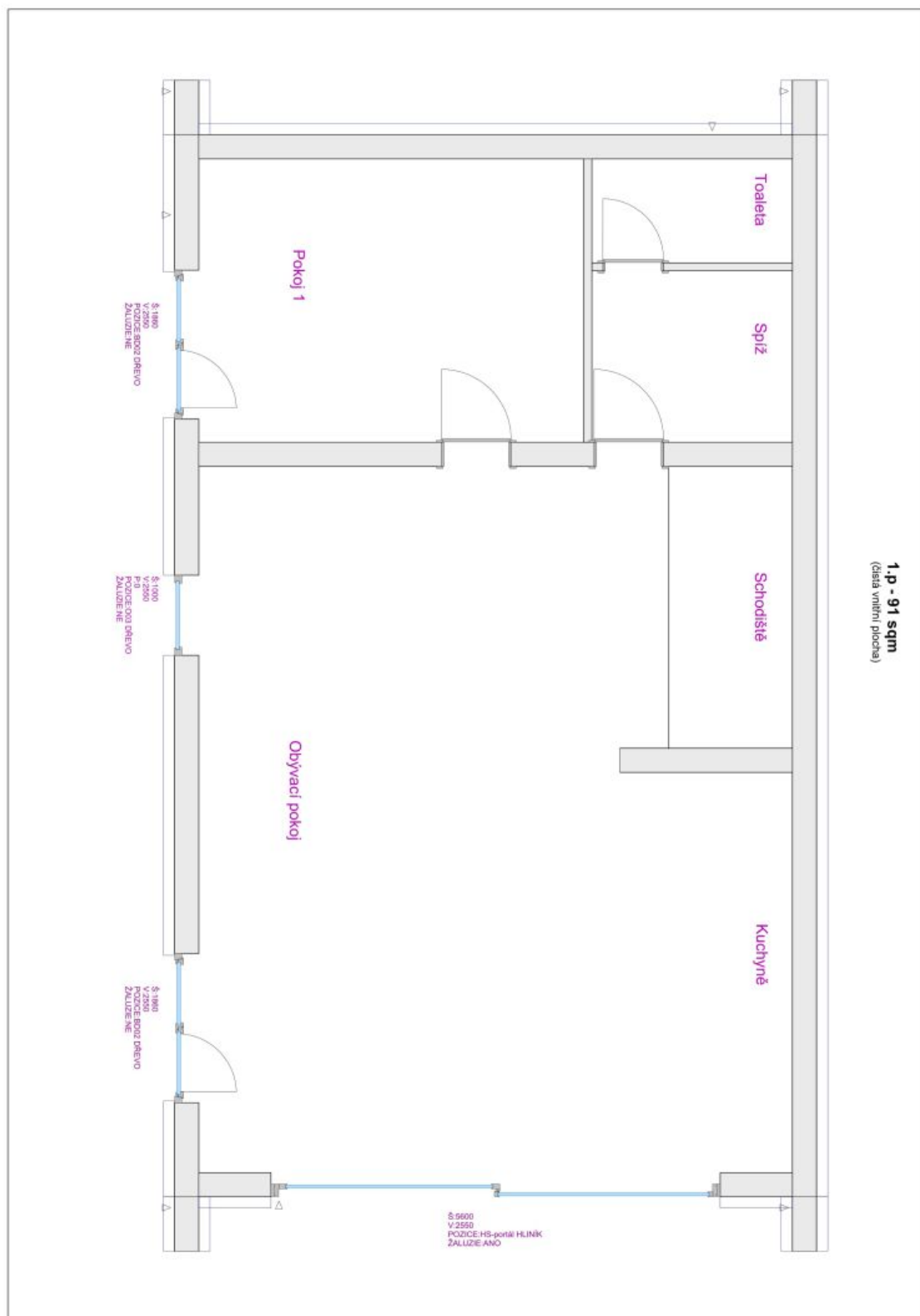




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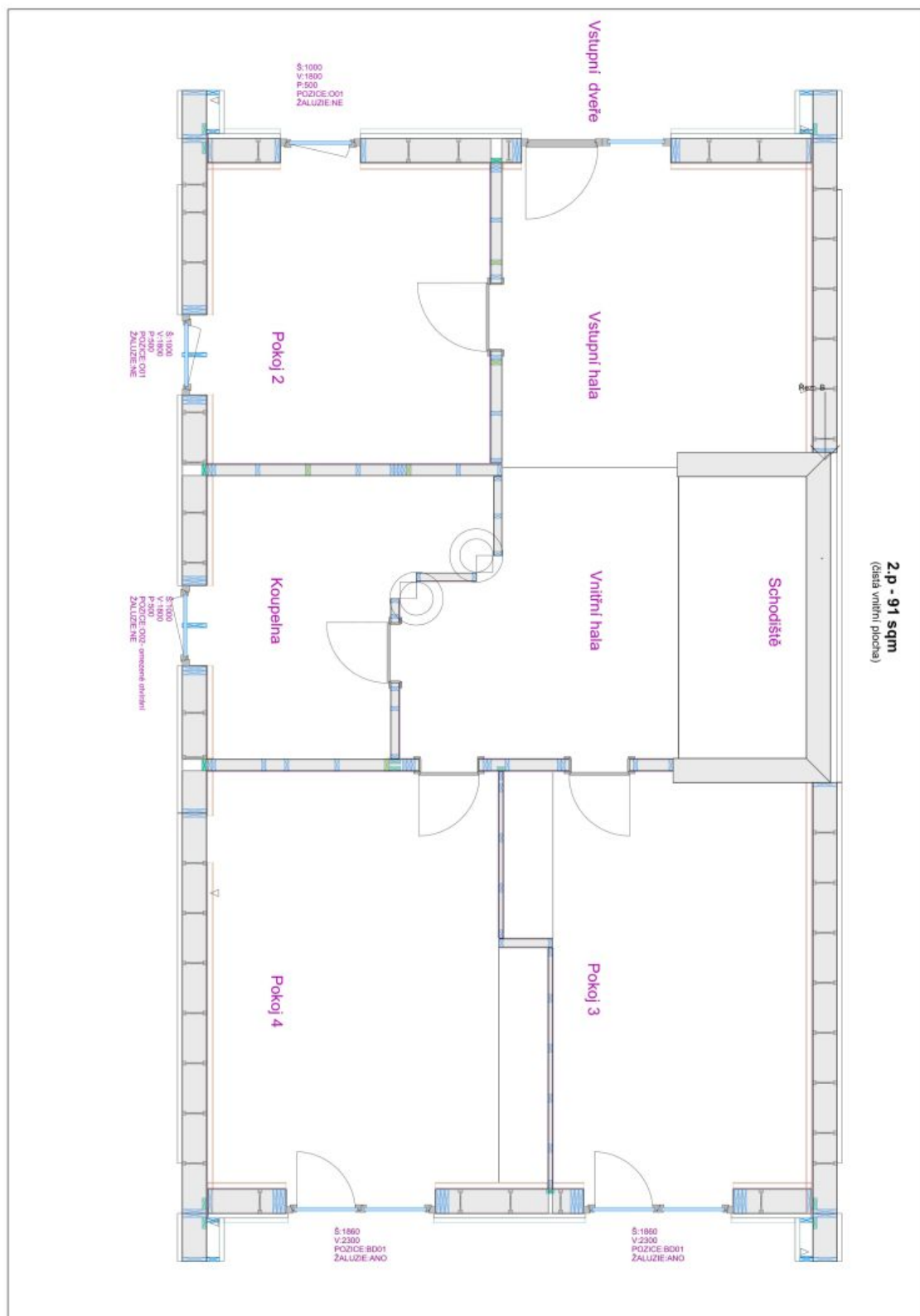




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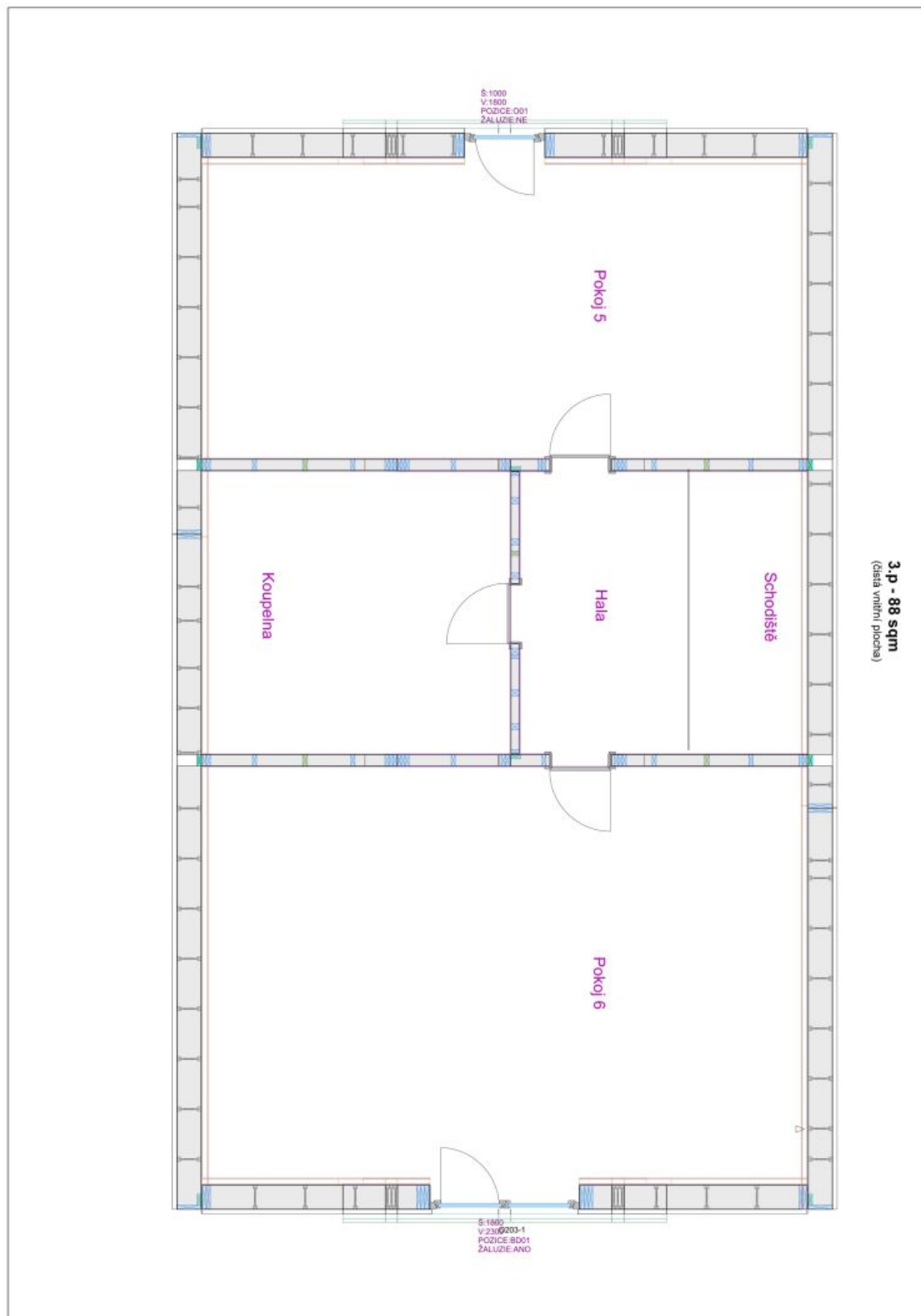




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1.p

Pokoj	m <sup>2</sup>
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
<b>Total</b>	<b>203</b>

2.p

Pokoj	m <sup>2</sup>
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
<b>Total</b>	<b>239</b>

3.p

Pokoj	m <sup>2</sup>
Room 5	26,6
Hall	9,7
Bathroom	13,2
Room 6	37,9
Internal area	88