



## House Four-bedroom (5+kk)

Rented

288 m<sup>2</sup>, Prague 5, Slivenec, V Lipkách





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Usable area	288 m <sup>2</sup>
Plot	613 m <sup>2</sup>
Foot print	115 m <sup>2</sup>
Garden	498 m <sup>2</sup>
Floor area	234 m <sup>2</sup>
Terrace	54 m <sup>2</sup>
Parking	Two parking spaces on the plot.
Cellar	-
PENB	B
Reference number	43691
Available from	Immediately

This brand new 4-bedroom 3-bathroom freestanding house with beautiful far-reaching views of Prague and the surrounding greenery is situated in a quiet residential area in the village of Slivenec, just moments from the local forest, with excellent access to the center of Prague—15 minutes to the **Smíchovské nádraží Railway Station and metro (line B)**. A great location near the **Chuchelský Forest and Berounka riverbank**, ideal for sports enthusiasts.

The upper floor includes a living room with a fully fitted open plan kitchen and access to the **terrace**, a study/guest bedroom with beautiful views, a bathroom (walk-in shower, toilet), a utility room, and an entrance hall. The ground floor features a master bedroom with an en-suite bathroom (bathtub, walk-in shower, toilet), two bedrooms, a family bathroom (walk-in shower, toilet), and large built-in storage space. All three bedrooms offer access to the **terrace and garden**.

**Hardwood oak floors**, tiles, built-in wardrobes, automatic exterior blinds, heat pump, underfloor heating, dishwasher, induction cooktop, wine fridge, automatic irrigation, large storage room. **Two parking spaces** on the plot are available, plus a charger for electric cars and guest parking. Utilities are billed separately.

