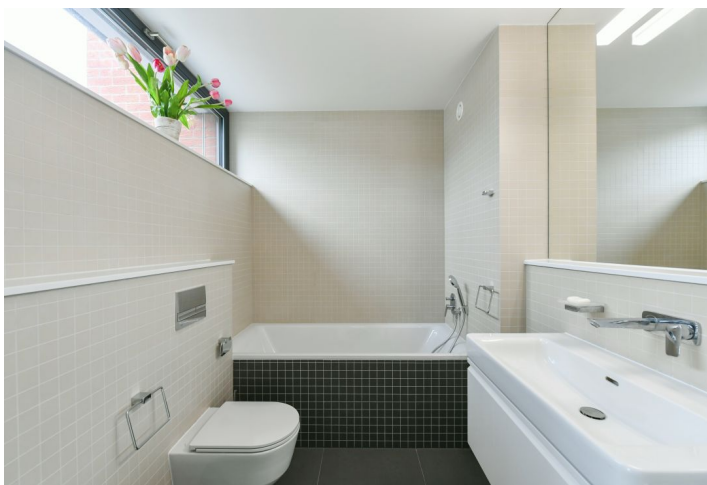


## House Four-bedroom (5+kk)

Rented

230 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí



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Rented

230 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí

Total area	230 m <sup>2</sup>
Plot	203 m <sup>2</sup>
Foot print	95 m <sup>2</sup>
Garden	108 m <sup>2</sup>
Floor area	173 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Double garage.
Garage	43 m <sup>2</sup>
Cellar	Yes
Service price	Monthly deposit for services and garbage removal: CZK 9,000. Water, gas, and electricity are billed separately.
PENB	B
Reference number	101943
Available from	Immediately

This unfurnished townhouse with 3 bathrooms is part of the **TOP RESIDENCE** project with interiors designed by the **Olgoj Chorchoj** studio, situated in the charming **Šárecké Valley** surrounded by green hills and peaceful nature. A location with good connections to the city center, the airport, and international schools in Prague 6, convenient to the **Dejvická metro station** with full amenities in the area. Mere steps to the **Global Concept Montessori School**, five min. to the **ISP School**.

The ground floor includes a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a study/guest bedroom, a bathroom (walk-in shower, toilet), and an entrance hall. The first floor features a master bedroom with an en-suite bathroom (bathtub, bidet, toilet), two bedrooms with a shared **balcony** facing the garden, a fitted **walk-in closet**, a bathroom (walk-in shower, toilet), and a hall. There is a basement floor offering a guest bedroom/playroom/gym with access to the garden, a laundry room, storage space, and garage access.

**Heat recovery ventilation, hardwood floors**, tiles, French windows, automatic exterior blinds, gas boiler, washer, dryer, Siemens and Bosch appliances, dishwasher, induction cooktop, steam oven, microwave oven, HUSKY central vacuum cleaner. A **double garage** is available. **Reception** and **24/7 security**, social club and a children's playground. Many hiking and bike paths in the area. Available from July 2023 (or earlier).

