

## House Four-bedroom (5+kk)

Rented

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



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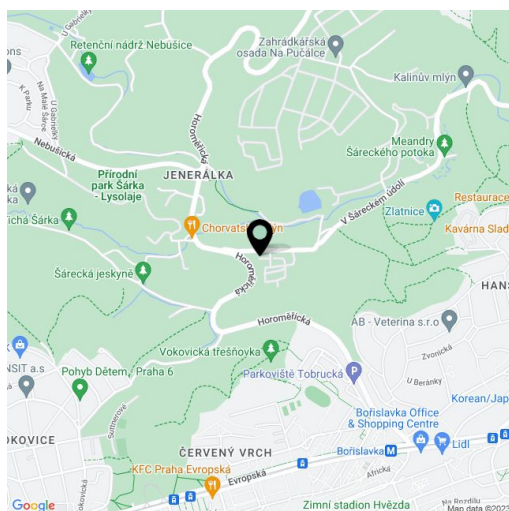
**Rented**230 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí

Plot	210 m <sup>2</sup>
Foot print	95 m <sup>2</sup>
Garden	115 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Deposit for community charges, water, and utilities CZK 20,000 per month.
PENB	A
Reference number	24385
Available from	Immediately

**High-standard unfurnished townhouse, part of the TOP RESIDENCE project with interiors designed by the renowned studio Olgoj Chorchoj. Beautifully located in the charming Šárecké Valley surrounded by green hills and a peaceful countryside. Quick connections to the city center, the airport, and international schools in Prague 6, convenient to the Bořislavka and Dejvická metro station with full amenities in the area. Mere steps to the Global Concept Montessori School, five min. to the ISP international school.**

The ground floor offers a comfortable living room with a dining area, a fully fitted open plan kitchen and direct access to the terrace and garden, a guest bedroom (or study) with a clothes closet, a guest bathroom (walk-in shower, toilet), and a pantry. The first floor includes a master bedroom with an en-suite bathroom (bathtub, bidet, toilet), two additional bedrooms with a shared balcony, a family bathroom (walk-in shower, toilet), and a walk-in closet. There is a basement floor with a playroom (or fitness room) with access to the garden, storage, and a utility room.

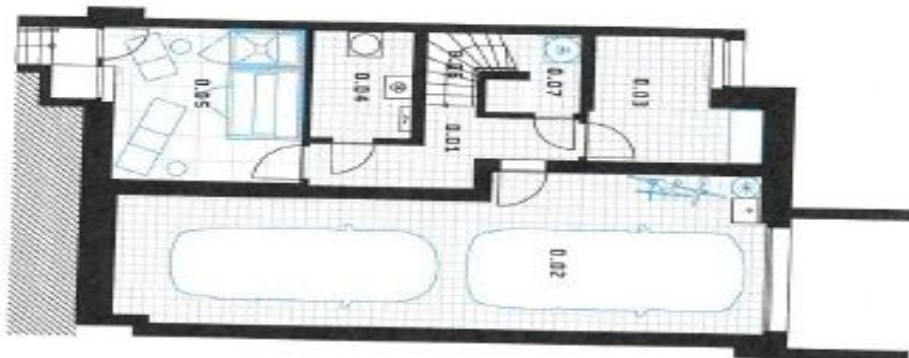
Passive house. Oak floors and tiles, French windows, automatic outdoor blinds, recuperation, dishwasher, induction cooktop, steam oven, central vacuum cleaner, alarm, video entry phone. Amenities include a reception and 24-hour security, a social club, and a children's playground. A number of bike and jogging paths are in the area. Available from August or earlier upon agreement.



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SUTEREN   UNDERGROUND	m <sup>2</sup>
0.01 chodba   corridor	6,2
0.02 garáž   garage	38,5
0.03 domáci práce   workroom	7,4
0.04 kuchynské miesto   utility room	4,6
0.05 fitness / sauna	12,2
0.06 schodiská   hall, staircase	3,9
0.07 spálne   storage	2,3
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>	<b>75,1</b>



1. PATROU   1ST FLOOR	m <sup>2</sup>
1.01 hala   hall	9,4
1.02 pokoj pre hosťa   guest room	9,5
1.03 kuchyňa   bathroom	3,9
1.04 obývací pokoj + k   living room + kitchen	43,1
1.05 schodiská   staircase	4,7
1.07 komora   pantry	1,9
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>	<b>72,4</b>
TERASKA   TERRACE	9,5
ZAVĚTRILÉ	2,7



2. PATROU   2ND FLOOR	m <sup>2</sup>
2.01 chodba   corridor	7,1
2.02 ložnice rodiča   masterbedroom	19,1
2.03 ložnice dieťa   bedroom children	12,4
2.04 ložnice dieťa   bedroom children	14,5
2.05 kúpeľňa   bathroom	4,6
2.06 kúpeľňa   bathroom	4,0
2.08 sauna, sklad   closet, storage	4,0
<b>UŽITNÁ PLOCHA   USABLE FLOOR AREA</b>	<b>66,8</b>
BALKÓN   BALCONY	1,0

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A.5 \* 5+KK \* 214,3 m<sup>2</sup> [nízkoenergetický dům \* low energy house]



Energetický štítek A - mimořádně úsporná, podle certifikátu energetické náročnosti budovy (PENB).  
Energy label A - exceptionally efficient, according to the energy performance of buildings certificate.



Passivní dům dle TNV 730329 - měrná potřeba tepla na vytápění s 20 kWh/m<sup>2</sup> rok.  
Passive house according to TNV 730329 - energy need for heating s 20 kWh/m<sup>2</sup> year

230,3 m<sup>2</sup>

podlahová plocha domu  
gross internal area of the house

214,3 m<sup>2</sup>

užitná plocha domu  
usable floor area of the house

94,9 m<sup>2</sup>

zastavěná plocha  
built-up area

210,0 m<sup>2</sup>

pozemek  
plot

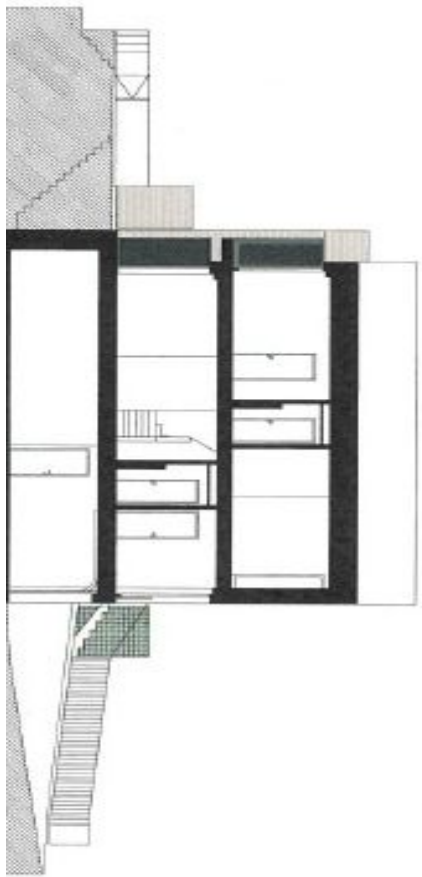


jižní pohled | southern view



stavení publik | building published

- 2 stání v garáži
- 2 parking spaces in garage
- finišové sauny \*
- finišová sauna
- terasa
- terrace



řez | cross-section

cup iczlu  
ŠÁRECKÉ ÚDOLÍ