

## House Four-bedroom (5+kk)

Rented

234 m<sup>2</sup>, Prague 5, Jinonice, Nyklíčková



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Total area	234 m <sup>2</sup>
Plot	219 m <sup>2</sup>
Foot print	103 m <sup>2</sup>
Garden	116 m <sup>2</sup>
Floor area	217 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for utilities incl. Internet: CZK 9,500.
PENB	B
Reference number	38780
Available from	Immediately

Unfurnished 3-bathroom home in the Waltrovka project. This high quality townhouse with a terrace/garden is set in a contemporary multi-purpose residential project with a variety of shops, services, bistros, and restaurants. The project won the 2018 Real Estate Project of the Year award. It is located in a quiet green neighborhood with quick access to the city center, just a few min. walk from the Jinonice metro station. Conveniently located for the French and German international schools and the Anděl business district, within easy reach of green parks and multiple sports facilities including a golf course.

The ground floor features a living room with a dining area, a fully fitted open plan kitchen and access to the **terrace** and **garden**, a guest bedroom/study, a bathroom (walk-in shower, toilet), a utility room, storage closet, and an entrance hall. The first floor offers three bedrooms, an en-suite bathroom (walk-in shower, toilet), a family bathroom (bathtub, toilet), and a laundry room.

Top-quality equipment and materials, green views, oiled hardwood oak floors, tiles, exterior blinds, stylish lighting fixtures, gas boiler, built-in wardrobe in the hall, dishwasher, induction cooktop, microwave oven, alarm, WiFi, optical cable, curtains. **Double garage** with a storage room, automatic garage door.

