

## House Three-bedroom (4+1)

Rented

181 m<sup>2</sup>, Praha-západ, Statenice, Zelená



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Total area	181 m <sup>2</sup>
Plot	109 m <sup>2</sup>
Foot print	72 m <sup>2</sup>
Garden	37 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
PENB	C
Reference number	38893
Available from	Immediately

This 3-bedroom 2-bathroom townhouse is part of the Statenický mlýn residential project situated in a beautifully landscaped protected area with the Únětický brook, just 5 km from Prague, and a 10-minute drive to the airport. The project is located in the center of the village, boasting Functionalist-style villas, modern apartment buildings, a park with a pond, and an adjacent restaurant inside an old mill. Other amenities include a cafe, shops, a playground, and a bike path. The location offers regular bus connections to Bořislavka metro station (15 min.) and quick access to the ISP and Riverside international schools.

The ground floor includes a fully fitted eat-in kitchen with garden access, a storage room, a toilet, and an entrance hall with garage access. The first floor offers a living room with a **balcony**, a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), and a utility room. The second floor features two bedrooms with built-in wardrobes and a **balcony** each, plus a shared bathroom (bathtub, walk-in shower, toilet).

**Hardwood parquet floors**, tiles, gas boiler, washer, dryer, Hanák kitchen, dishwasher, microwave oven. A **garage** is available. Utilities are CZK 6,500 per month.

