



House Four-bedroom (5+kk)

Rented

198 m², Prague 6, Dejvice, V Šáreckém údolí





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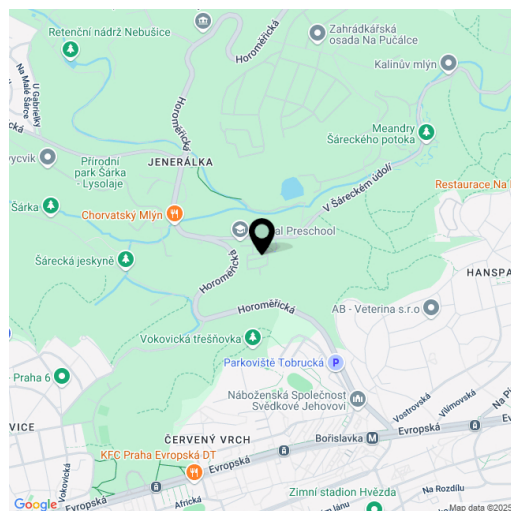
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Total area	198 m ²
Plot	186 m ²
Foot print	84 m ²
Floor area	189 m ²
Balcony	2 m ²
Terrace	7 m ²
Parking	Double garage
Cellar	Yes
Service price	Utilities are billed separately.
PENB	A
Reference number	109486
Available from	01.10.2027

This unfurnished 4-bedroom 3-bathroom townhouse is part of the gated 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, and with a quick bus connection to the Bořislavka metro station with full amenities in the area. Mere steps from the Global Preschool, five min. from the ISP School.

The ground floor features a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a guest bedroom/study, a bathroom (walk-in shower, toilet), and an entrance hall with a built-in wardrobe. The first floor includes a master bedroom with a fitted **walk-in closet** and an ensuite bathroom (bathtub with a shower screen, bidet, toilet), two bedrooms with built-in wardrobes, a family bathroom (walk-in shower, toilet), and a hall with a large wardrobe. There is a basement floor with a **playroom/gym** with stairs leading up to the garden, a utility room, and access to the garage with a laundry room.

Heat recovery ventilation system, hardwood floors, tiles, automatic exterior blinds, gas boiler, dishwasher, microwave oven. A **double garage** is available. Amenities include a reception and 24/7 security, a social club and a children's playground. Many hiking and bike paths in the area.

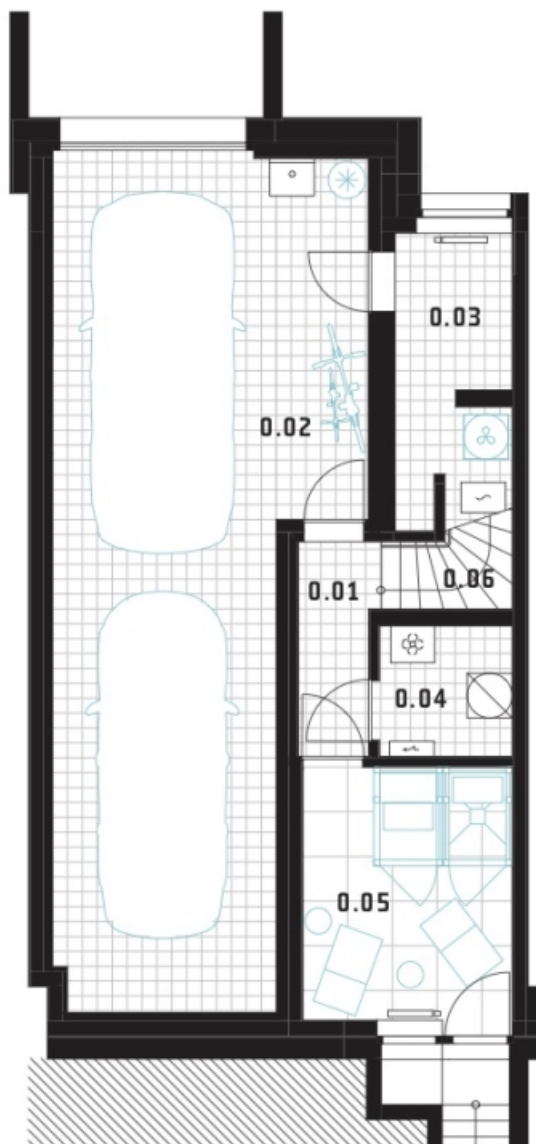




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SUTERÉN | UNDERGROUND

m²

0.01	chodba corridor	3,1
0.02	garáž garage	40,6
0.03	domácí práce workroom	6,3
0.04	technická místnost utility room	3,2
0.05	fitness / sauna	9,7
0.06	schodiště hall, staircase	3,8

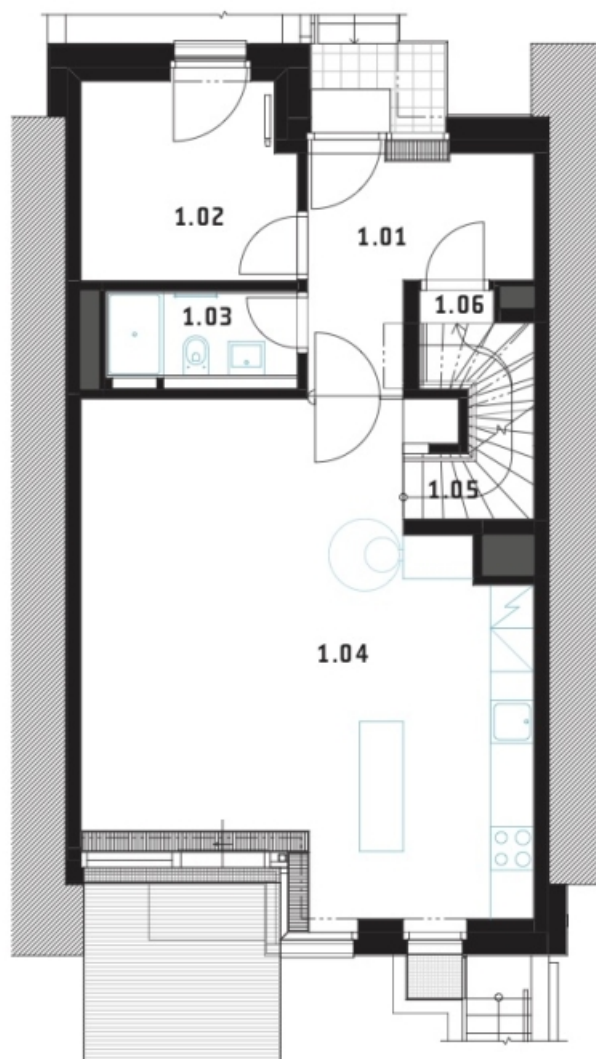
UŽITNÁ PLOCHA | USABLE FLOOR AREA 66,7



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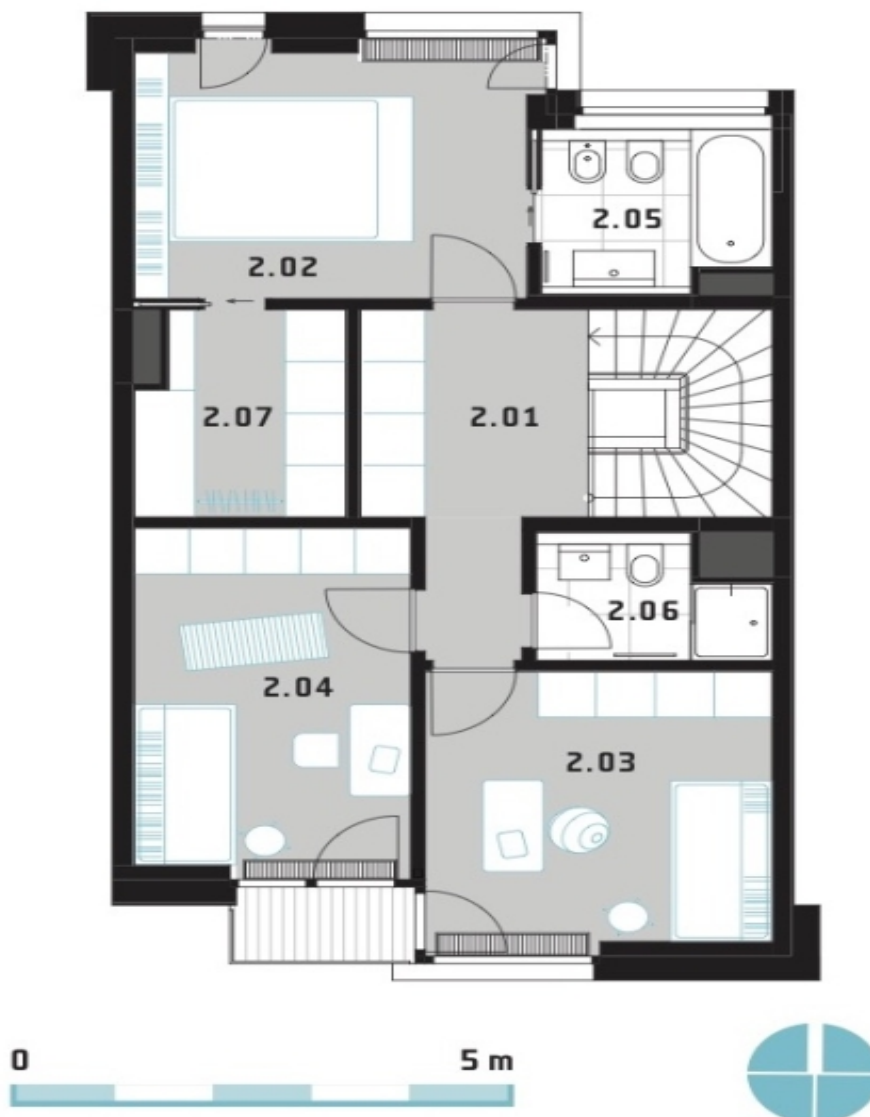
1. PATRO 1ST FLOOR	m ²
1.01 hala hall	8,2
1.02 pokoj pro hosta guest room	8,2
1.03 koupelna bathroom	3,2
1.04 obývací pokoj + kk living room + kk	39,4
1.05 schodiště staircase	4,1
1.06 chodba corridor	0,6
UŽITNÁ PLOCHA USABLE FLOOR AREA	63,7
TERASA TERRACE	7,5
ZÁVĚTRÍ LEE	2,3



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2. PATRO | 2ND FLOOR

m²

2.01	chodba corridor	8,2
2.02	ložnice rodičů masterbedroom	13,1
2.03	ložnice děti bedroom children	12,4
2.04	ložnice děti bedroom children	12,3
2.05	koupelna bathroom	4,3
2.06	koupelna bathroom	3,1
2.07	šatna, sklad closet, storage	5,3
UŽITNÁ PLOCHA USABLE FLOOR AREA		58,6
BALKON BALCONY		1,8