



## House Three-bedroom (4+kk)

Rented

217 m<sup>2</sup>, Prague 6, Střešovice, Nad Hradním vodojemem





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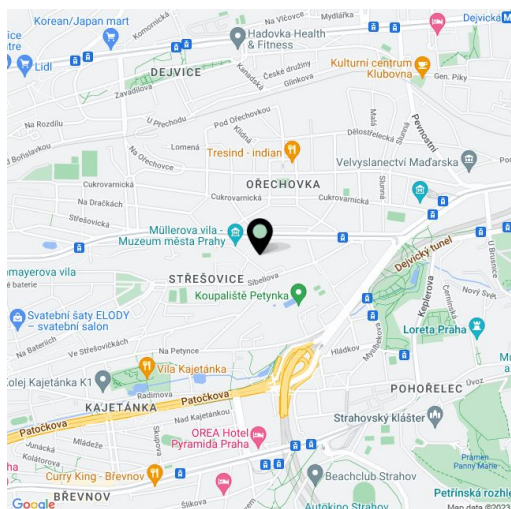
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|                  |                                                                                        |
|------------------|----------------------------------------------------------------------------------------|
| Plot             | 497 m <sup>2</sup>                                                                     |
| Foot print       | 229 m <sup>2</sup>                                                                     |
| Garden           | 268 m <sup>2</sup>                                                                     |
| Parking          | Parking on the plot.                                                                   |
| Cellar           | -                                                                                      |
| Service price    | Deposit for services CZK 4,500/month. Gas and electricity - transferred to the tenant. |
| PENB             | G                                                                                      |
| Reference number | 23306                                                                                  |
| Available from   | 01.03.2026                                                                             |

Benefiting from a prestigious location just moments from the Park Lane international school, this brand new 3-bedroom 3-bathroom house with a landscaped back garden stands in a quiet residential location in close vicinity to the Prague Castle, and convenient to the airport and several international schools (ISP, Riverside School). Easy access to the city center, just a few tram stops to the Dejvická and Hradčanská metro stations with full amenities in the area.

The ground floor features a generous living room with a fully fitted open plan kitchen, a dining area, an open winter garden, and access to the terrace and garden, one bedroom, a bathroom (bathtub, toilet), a pantry, a laundry room, a utility/storage room, and an entrance hall. The upper floor includes two bedrooms with en-suite bathrooms (walk-in shower, toilet), a large hall, and two terraces.

Green views, wooden floors, tiles, underfloor heating, a fireplace, French windows, gas boiler, dishwasher, microwave oven, alarm, automatic irrigation. Parking on the plot.





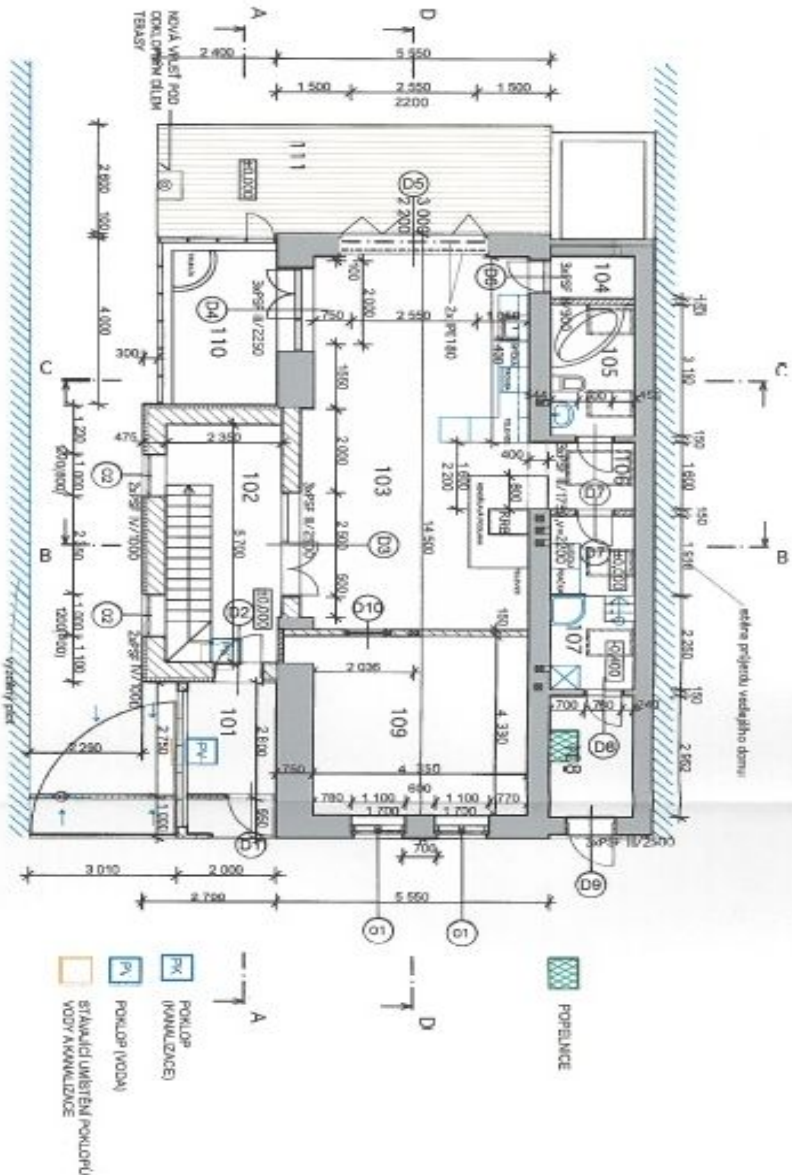
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| Tabulka místností 1. NP |                 |           |                  |
|-------------------------|-----------------|-----------|------------------|
| C                       | Název místnosti | plocha    | vytápění podlahy |
| 101                     | ZÁDVEŘÍ         | 5,25      | ne               |
| 102                     | HALLA           | 13,56     | ano              |
| 103                     | OBÝVACÍ POKOJ   | 40,99     | ano              |
| 104                     | SPRŠ            | 1,70      | ne               |
| 105                     | KOUPELNA        | 5,36      | ano              |
| 106                     | PŘEDSÍN         | 3,44      | ano              |
| 107                     | TECHNICKÁ M...  | 7,09      | ne               |
| 108                     | ZÁDVEŘÍ         | 5,02      | ne               |
| 109                     | POKOJ           | 18,83     | ano              |
| 110                     | ZIMNÍ ZAHŘADÁ   | 9,15      | ne               |
| 111                     | TERASA          | 21,26     | ne               |
|                         |                 | 131,65 m² | dřevo            |

TABULKA MÍSTNOSTÍ



LEGENDA

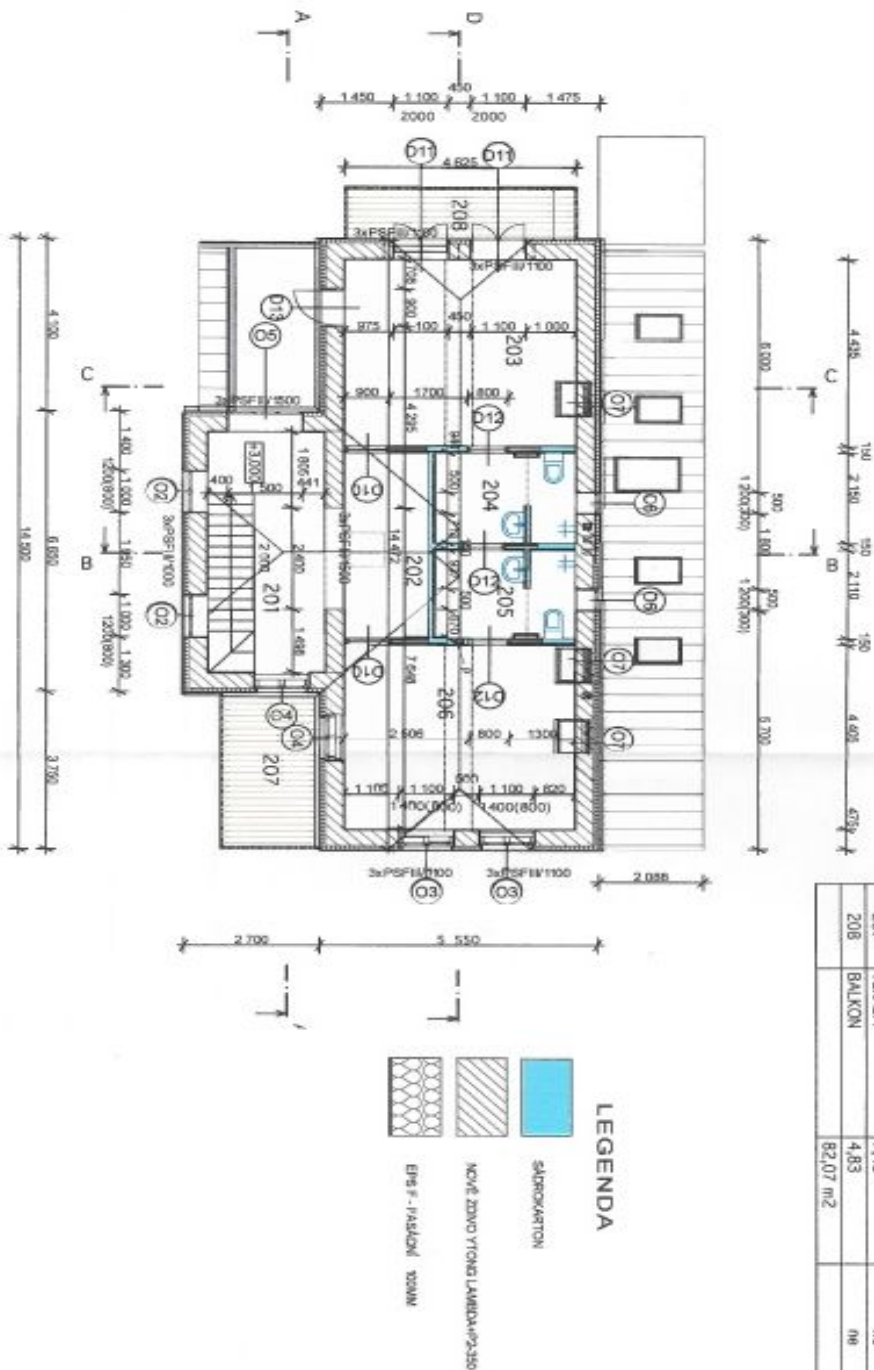
- STĚNAČÍ ŽIVO
- NOVÉ ŽIVO YTONO LAMBDA-PA 350, 1137mm
- ŽIVO JIBOWA Ytong
- EPB 30XMM NA NOVEN ŽIVU



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| Tabulka místností 2.NP |                 |          |                    |
|------------------------|-----------------|----------|--------------------|
| C.                     | Název místnosti | Plocha   | podlahové vytápění |
| 201                    | HALA            | 9,37     | ano                |
| 202                    | HALA            | 7,52     | ano                |
| 203                    | PRACOVNA        | 20,51    | ano                |
| 204                    | KOUPELNA        | 6,07     | ano                |
| 205                    | KOUPELNA        | 5,95     | keramika           |
| 206                    | POKOJ           | 20,37    | ano                |
| 207                    | TERASA          | 7,45     | ne                 |
| 208                    | BALKON          | 4,83     | ne                 |
|                        |                 | 82,07 m² | dřevo              |

TABULKA MÍSTNOSTÍ