



## House Three-bedroom (4+kk)

Rented

218 m<sup>2</sup>, Prague 8, Troja, Na Dlážděnce





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|                  |                                 |
|------------------|---------------------------------|
| Total area       | 218 m²                          |
| Plot             | 447 m²                          |
| Foot print       | 136 m²                          |
| Garden           | 311 m²                          |
| Floor area       | 161 m²                          |
| Terrace          | 57 m²                           |
| Parking          | Two parking spaces on the plot. |
| Garage           | Yes                             |
| Cellar           | Yes                             |
| PENB             | G                               |
| Reference number | 35853                           |
| Available from   | Immediately                     |

Enjoying wonderful green views, this is a brand new, top standard high tech 3-bedroom 2-bathroom semi-detached home with a garden and parking. Set in a slope in close vicinity of the Draháňské Valley and Velká skála Rocks, in a quiet residential neighborhood with quick access to the city center and Blanka tunnel. Located near tram stop with connections to Kobylisy metro station and within easy reach of complete amenities and services. International kindergarten located in the same street.

The top floor features a living room with a floor-to-ceiling sliding door opening into a large **terrace** overlooking the adjacent green valley, plus a **balcony** with direct access to the **garden**. There is a fully fitted open plan kitchen and a dining area, and a toilet. The lower level includes a master bedroom with an en-suite bathroom (walk-in shower, bidet toilet) and a built-in wardrobe, two bedrooms with access to a shared **terrace** leading to the garden, a bathroom (bathtub, walk-in shower, bidet toilet), and a laundry room. The ground floor offers a room accessible directly from the garden, suitable as a gym or for storage. There is ample storage space and utility / tech area in the attic, plus a large separate **cellar** in the basement.

**High standard materials and finishes, top quality smart home technology**, Marazzi tiling, vinyl and tiled floors, aluminum windows, designer LED light fixtures, Wolf heat pump, underfloor and ceiling heating, ceiling cooling system (substitute for air-conditioning), heat recovery ventilation and humidity control, washer, dryer, video entry app system, alarm with camera system connected to a surveillance agency (also controlled by an app). Garden with app operated automatic irrigation. **Two parking spaces** on the plot are available. Utilities are billed separately.

