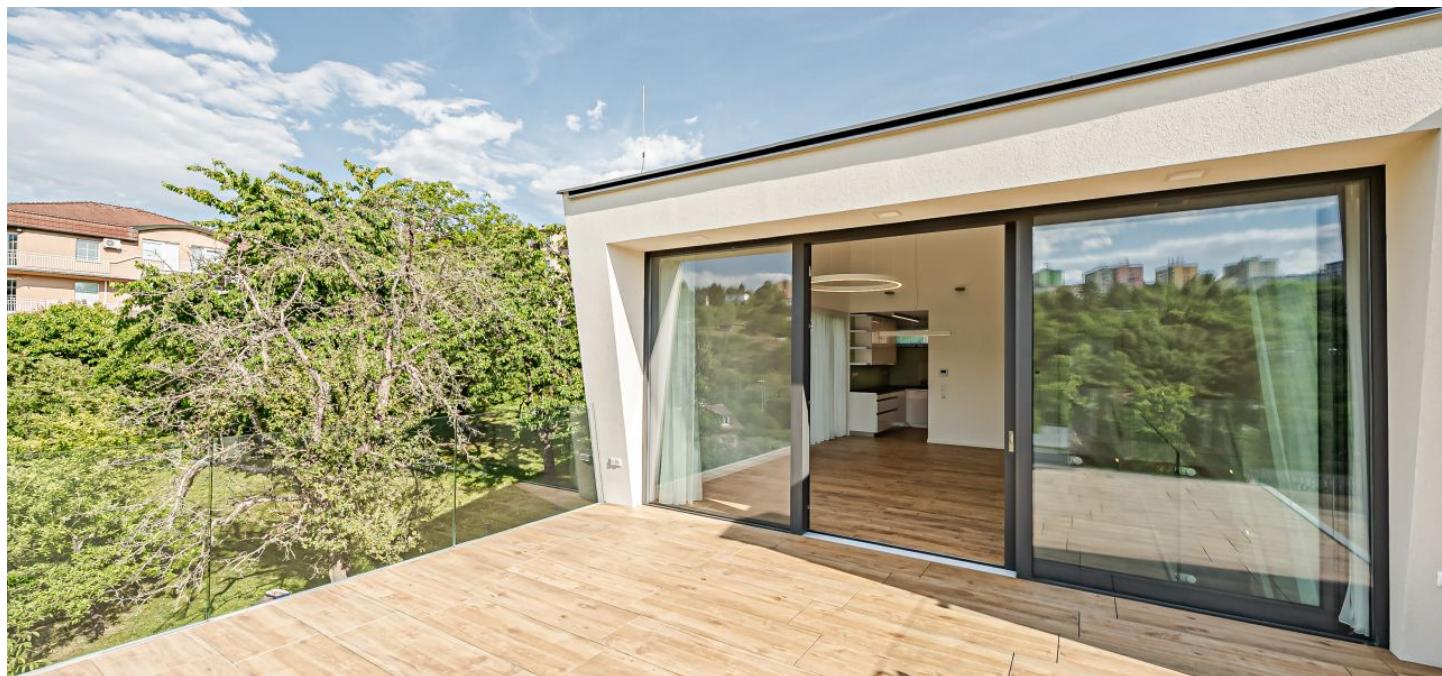




## House Three-bedroom (4+kk)

Rented

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



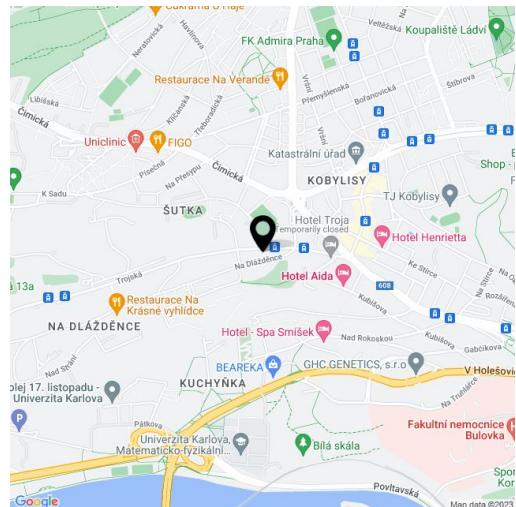


## House Three-bedroom (4+kk)

Rented

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

Total area	218 m <sup>2</sup>
Plot	423 m <sup>2</sup>
Foot print	136 m <sup>2</sup>
Garden	287 m <sup>2</sup>
Floor area	161 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
<b>Parking</b>	Two parking spaces on the plot.
<b>Garage</b>	Yes
<b>Cellar</b>	-
<b>Service price</b>	Monthly deposit for services and utilities CZK 12,000.
<b>PENB</b>	G
<b>Reference number</b>	35854
<b>Available from</b>	Immediately



**Boasting wonderful green views, this premium high-tech semi-detached home with a garden and parking is set on 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 a tram stop with connections to the Kobylisy metro station and within easy reach of complete amenities and services. An international kindergarten is located on the same street.**

The top floor features a living room with a floor-to-ceiling sliding door opening onto a large **terrace** overlooking the adjacent green valley, plus a **balcony** with direct access to the **garden**. There is also a fully fitted open plan kitchen and 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 a utility/tech area in the attic, plus a large separate **cellar** in the basement.

**Superior 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. Available from May 2023.