



Three-bedroom House

193 m², Land 210 m² Praha 5, Chmelařská

2 800 € per month



Layout
Three-bedroom

Area
193 m²

Land
132 m²

Terrace
13 m²

We offer for long-term lease a newly built terraced family house 4 + kk, 193 m² with a 13 m² terrace and a garage on a 210 m² plot in Prague 5 Jinonice. The house is located in Prague 5 Jinonice, Chmelařská Street, and is just 700 m from the German School in Prague (die Deutsche Schule Prag) and within walking distance of the Nové Butovice metro station on line B. The house will be available from August 1, 2025, with viewings possible from June 1, 2025.

On the first above-ground floor, there is an entrance hall with a toilet, a kitchen connected to the dining area, living room, and a garden terrace. On the second above-ground floor, there is a master bedroom with a dressing room and a private bathroom, and two additional bedrooms with a shared bathroom. In the basement, there is a garage, laundry room, two spacious storage rooms, and a utility room with a gas boiler. The house is equipped with modern technologies (solar collectors for hot water heating, video intercom, an alarm system connectable to a central monitoring station, structured cabling, central vacuum cleaner, and electrically operated external blinds).

The house is equipped with: a complete kitchen (with refrigerator, dishwasher, convection oven, microwave), a washing machine, central vacuum cleaner,

Price	2 800 €
Built-up area	78 m ²
Floor area	193 m ²
Land	132 m ²
Terrace	13 m ²
Cellar	24 m ²
Building energy rating	B

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wardrobes, a bench and coat rack in the hallway, shelves in the storage, all light fixtures, external window blinds, garden furniture, and a lawn mower.

This is a modern cozy functionalist house with a fireplace and cultivated views situated in a quiet zone not far from shopping centers and with good traffic accessibility to the city center with comfortable parking in the garage and on own land in front of the garage.

The rent is 69,000 CZK/month and the advance payments for services are 11,000 CZK/month with annual settlement. Electricity is transferred to the tenant. Energy efficiency of the building: Class B - Very economical.

VÁŠ MAKLÉR



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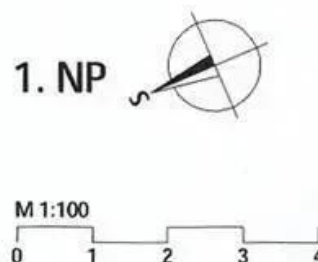
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PŮDORYS 1. NADZEMNÍHO PODLAŽÍ



4 + kk - celková užitná plocha: 192,56 m ²		
1.01	ZÁDVEŘÍ	9,89 m ²
1.02	CHODBA + SCHODI ŠTĚ	4,62 m ²
1.03	WC	1,76 m ²
1.04	KUCHYNĚ	7,56 m ²
1.05	OBÝVACÍ POKOJ	40,49 m ²
CELKEM 1. NP		64,32 m ²
1.06	TERASA	12,75 m ²



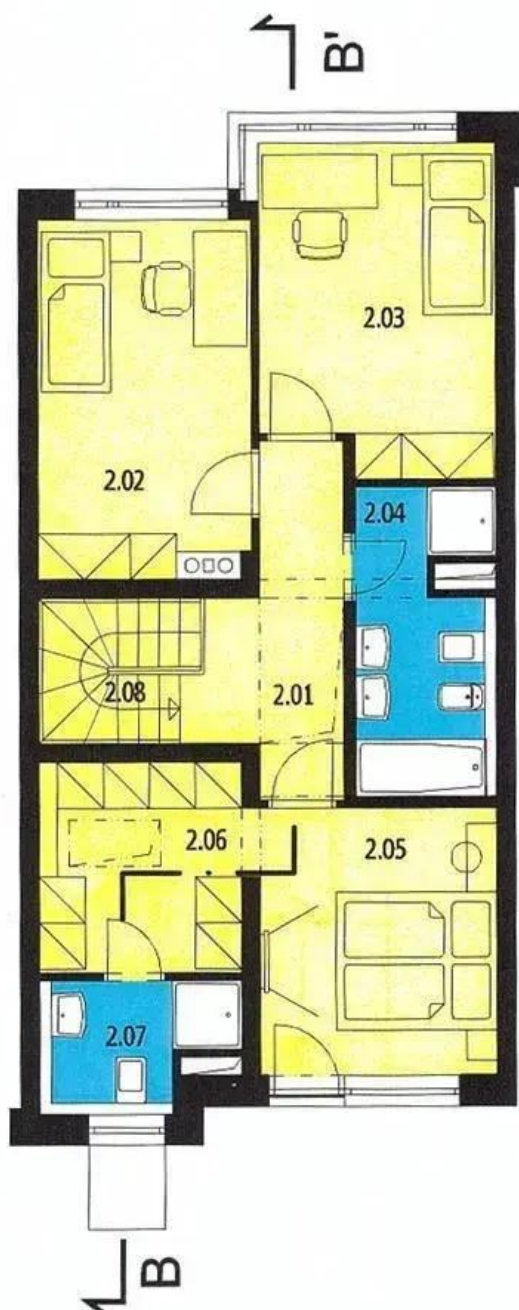
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PŮDORYS 2. NADZEMNÍHO PODLAŽÍ

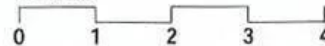


4 + kk - celková užitná plocha: 192,56 m ²		
2.01	CHODBA	6,90 m ²
2.02	POKOJ	12,74 m ²
2.03	POKOJ	12,82 m ²
2.04	KOUPELNA + WC	6,98 m ²
2.05	POKOJ	11,20 m ²
2.06	ŠATNA	7,24 m ²
2.07	KOUPELNA + WC	3,85 m ²
2.08	SCHODIŠTĚ	4,26 m ²
CELKEM 2. NP		65,99 m ²

2. NP



M 1:100



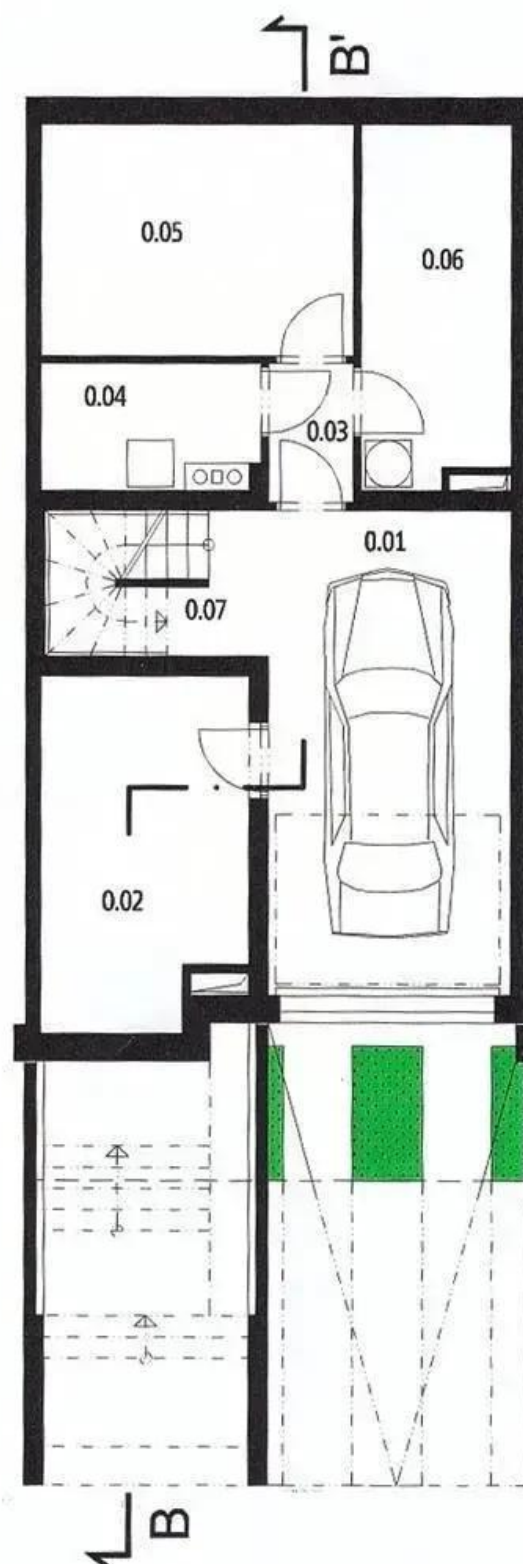
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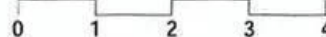


4 + kk - celková užitná plocha: 192,56 m ²		
0.01	GARÁŽ	21,70 m ²
0.02	DÍLNA	11,87 m ²
0.03	CHODBA	1,98 m ²
0.04	KOTELNA	4,32 m ²
0.05	SKLAD	12,10 m ²
0.06	PRÁDELNA	8,91 m ²
0.07	PROSTOR POD SCHODY	1,46 m ²
CELKEM 1. PP		62,34 m ²

1. PP



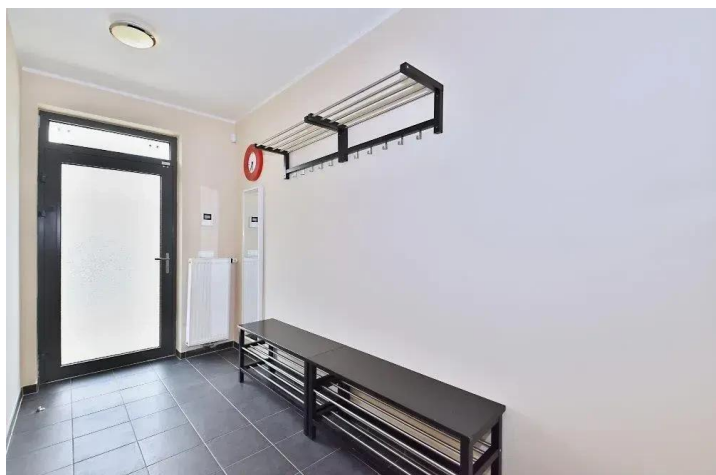
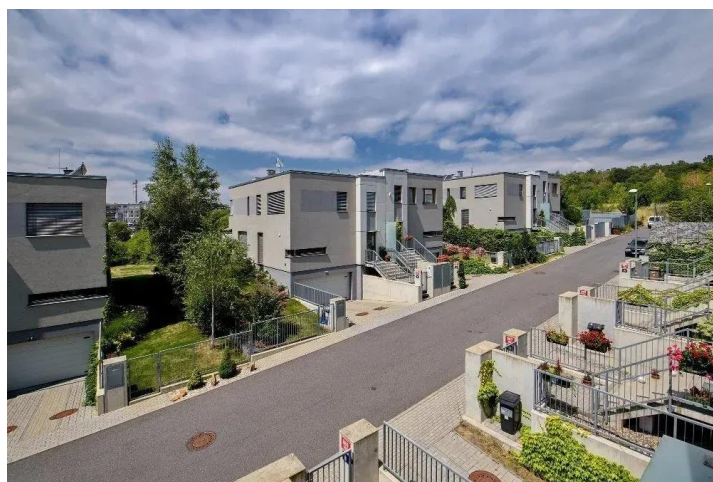
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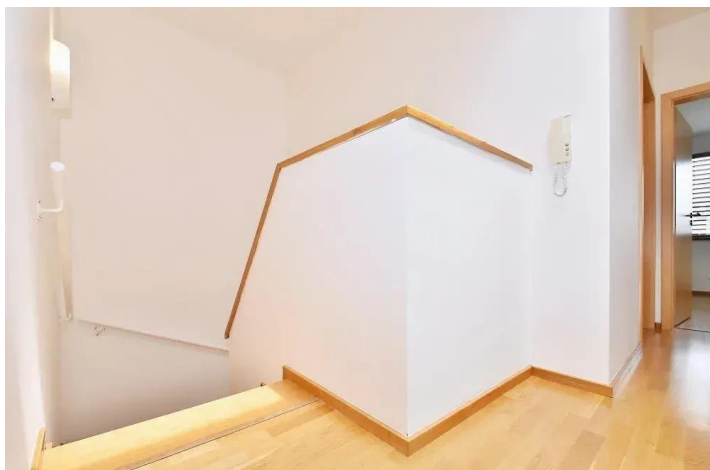
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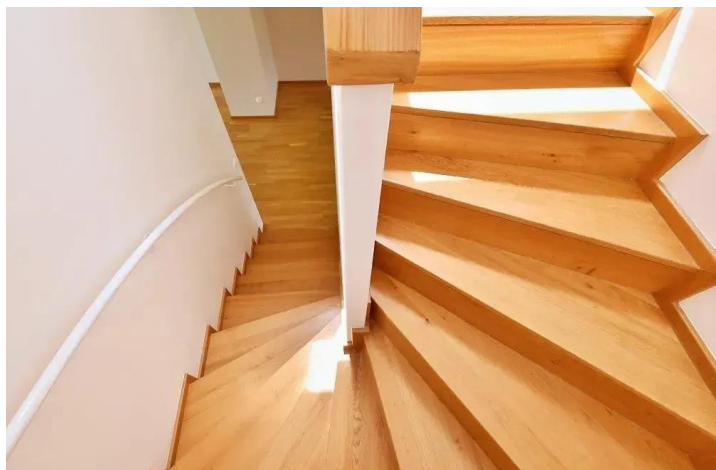
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