



Four-bedroom House

184 m², Land 432 m² Praha 6, Pod novou školou

5 200 € per month



Layout
Four-bedroom

Area
184 m²

Land
300 m²

Terrace
30 m²

Welcome to the newly built house in the sought-after location of Prague 6 - Nebužice. It is located in a quiet street, within walking distance to the International School of Prague in Nebusice (ISP). It is a detached house with a layout of 5+kk, 184 m² with its own garden on a plot of 432 m². There is also a swimming pool sized 7 x 3 m. The house has a garage for one car and enough storage space. Two additional cars can park on the property. If you are looking for comfortable living without the worry of house maintenance, this property is for you. The house is available immediately.

On the ground floor, from the vestibule, we enter the living room with access to the terrace, which is connected to the dining area and kitchen. This floor also contains a garage, workshop, laundry room, pantry, and toilet. A cast concrete staircase leads us to the first floor.

On the first floor, there are 2 bedrooms each with its own en-suite bathroom with a shower and toilet. Another 2 bedrooms on the first floor have their own walk-in closets and share a separate bathroom with a shower, bathtub, and toilet. All rooms on the first floor are air-conditioned. Above this floor, there is a clean and large storage space accessible by a retractable ladder, suitable for storing and

Price	5 200 €
Built-up area	125 m ²
Floor area	184 m ²
Land	300 m ²
Terrace	30 m ²
Building energy rating	B

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stashing away items.

During the construction of the house, high-quality materials were used to a high standard. This includes VANDERSANDEN facing bricks, BAUMIT facade system, NELSKAMP SIGMA fired tiles, Veka plastic windows with German profiles, TECHNOFOAM polyurethane foam insulation of the roof, SCHIEDEL chimney, VAILLANT gas boiler, GABOTHERM underfloor heating, MEISTER floor coverings, large-format wall and floor tiles by CIFRE CERAMICA, installing fixtures by HANS GROHE and LAUFEN, interior doors and skirting, TOSHIBA air conditioning, JABLOTRON security system, video intercom, HÖRMANN garage door, pre-installations for external blinds/rollers, preparations for CCTV, preparations for photovoltaic system, Schmid fireplace, 7x3 m swimming pool with a counter-current system and salt water, Hunter irrigation system, BEST paving blocks.

The rent is 130 000,-CZK/month. The estimated (billable) deposit for water consumption, waste removal, gas and electricity utilities and general maintenance is CZK 15,000/month.

Prague 6 - Nebusice is a great location for living thanks to the international community, proximity, and accessibility to the center. It is also home to the international school ISP, which has the reputation of being one of the best schools in the region.

Do not hesitate to contact me regarding a viewing.

VÁŠ MAKLÉR



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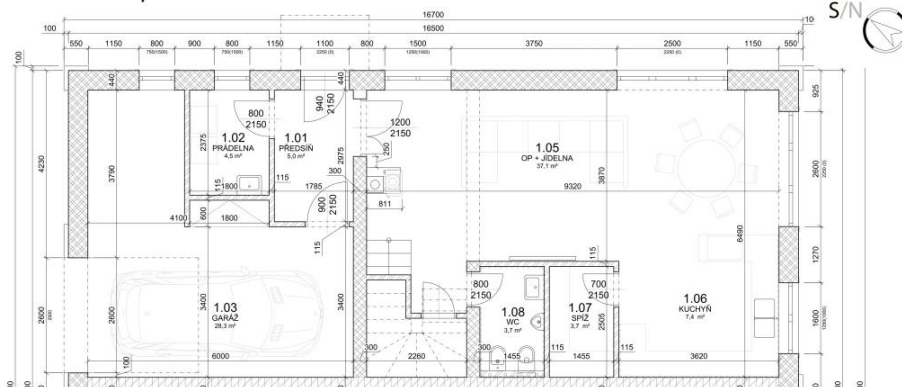
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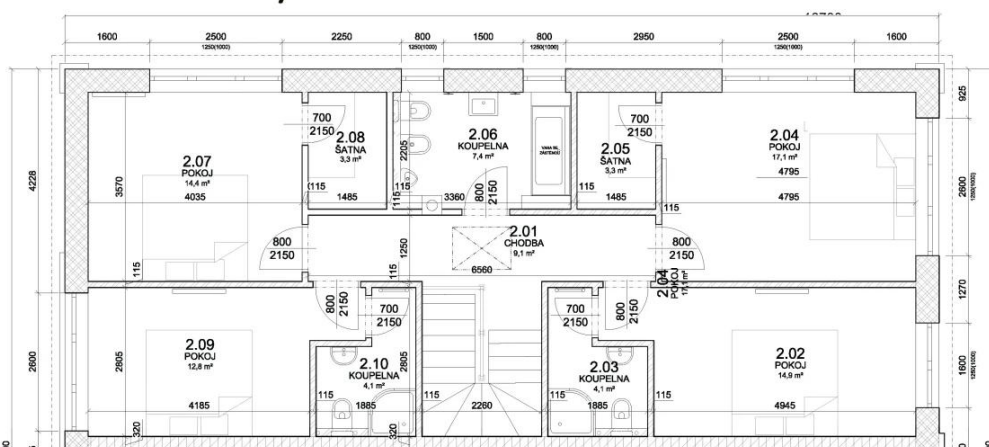
PŘÍZEMÍ / GROUND FLOOR



č.m.	NÁZEV MÍSTNOSTI	PLOCHA (m ²)
1.01	Předstíh	5,0
1.02	Prádělna	4,5
1.03	Garáž	28,3
1.04	Technická místnost	3,8
1.05	OP + Jídelna	37,1
1.06	Kuchyň	7,4
1.07	Spíží	4,0
1.08	WC	3,7

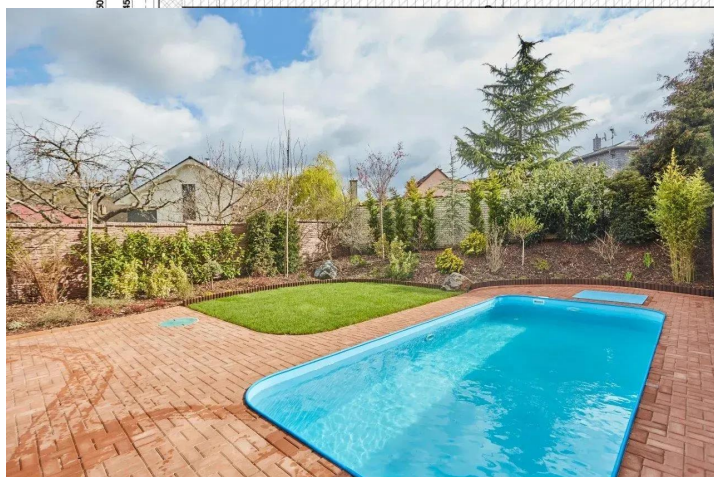
Celková užitná plocha 93,8 m²

1.PATRO / 1ST FLOOR



č.m.	NÁZEV MÍSTNOSTI	PLOCHA (m ²)
2.01	Chodba	9,1
2.02	Pokoj	14,9
2.03	Koupelna	4,1
2.04	Pokoj	17,1
2.05	Šatna	3,3
2.06	Koupelna	7,4
2.07	Pokoj	14,4
2.08	Šatna	3,3
2.09	Pokoj	12,8
2.10	Koupelna	4,1

Celková užitná plocha 90,5 m²



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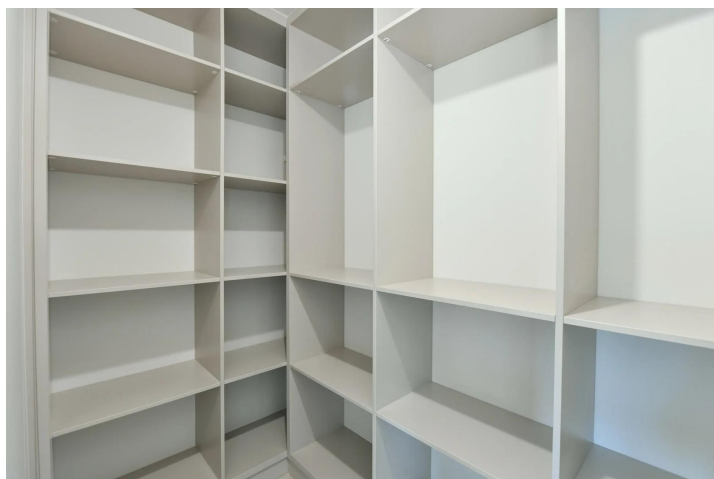
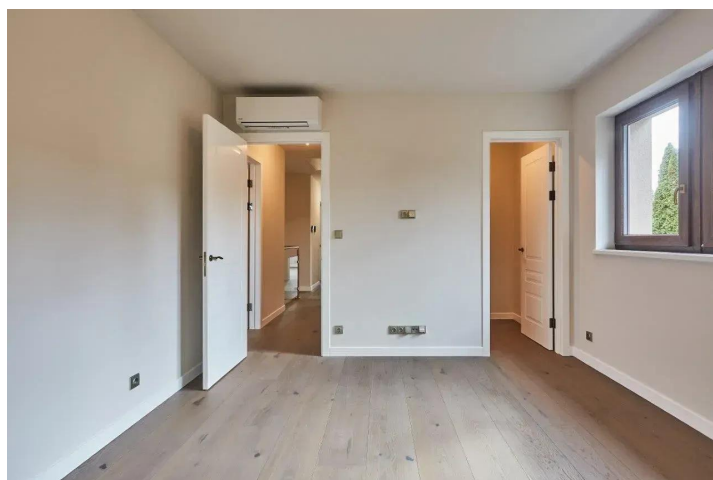
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