



## House Three-bedroom (4+kk)

Rented

166 m<sup>2</sup>, Prague 5, Jinonice, Nyklíčková





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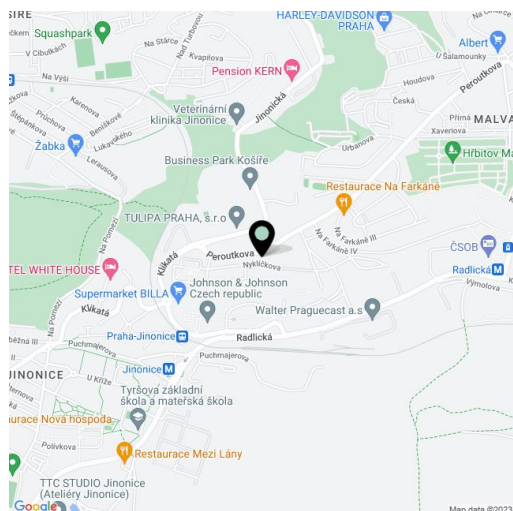
166 m², Prague 5, Jinonice, Nyklíčková

Plot	406 m²
Foot print	137 m²
Garden	269 m²
Parking	Double garage and parking in front of the garage.
Garage	Yes
Cellar	-
PENB	B
Reference number	35873
Available from	Immediately

This is a 3-bedroom 2-bathroom home in the Waltrovka project. Benefiting from a private landscaped garden, the completely furnished townhouse is set in a contemporary multi purpose residential project with a variety of shops, services, bistros and restaurants. The project won the 2018 Real Estate Project of the Year award. It is located in a quiet green neighborhood with quick access to the city center, just a few min. walk from the Jinonice metro station. Conveniently located for the French and German international schools and the Anděl business district, within easy reach of green parks and multiple sports facilities including a golf course.

The ground floor offers a living room with an electric **fireplace**, a fully fitted open plan kitchen, a dining area and access to the **garden**, a shower room with a toilet, and an entrance hall with a built-in wardrobe and a fitted **walk-in closet**. There is an adjacent utility room with access to the garage equipped with built-in wardrobes and storage plus direct access to the garden. The fully **air-conditioned** upper floor features three bedrooms with built-in wardrobes - one also has a **balcony** facing the garden, and a bathroom with a bathtub and a toilet.

**High standard equipment and finishes, hardwood floors**, tiles, custom made storage, French windows, automatic external blinds, DeDietrich gas boiler, washer / dryer, induction cooktop, dishwasher, steam oven, combination fan / microwave oven, wine fridge, TVs, video entry phone, alarm, sofabed, garden furniture and garden swing seat, automatic irrigation. A **double garage and two parking spaces** in front of the garage are available. Utilities are approx. CZK 7,400/month. Available from June 2022.








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REZIDENCE WALTROVKA  
LIVING BY PENTA

**RODINNÝ DŮM 01**

**4+KK | 164,1 M<sup>2</sup>**

1 NP	
01 ZÁVĚŘÍ	8,1 M <sup>2</sup>
02 OBÝVACÍ POKOJ + KK	49,9 M <sup>2</sup>
03 KOUPELNA	3,8 M <sup>2</sup>
04 CHODBA	3,5 M <sup>2</sup>
05 TECHNICKÁ MÍSTNOST	2,8 M <sup>2</sup>
06 GARÁŽ	34,6 M <sup>2</sup>
2 NP	
07 SCHODIŠTĚ	4,7 M <sup>2</sup>
08 CHODBA	10,2 M <sup>2</sup>
09 POKOJ	14,1 M <sup>2</sup>
10 POKOJ	12,2 M <sup>2</sup>
11 POKOJ	15,0 M <sup>2</sup>
12 KOUPELNA	5,2 M <sup>2</sup>
<b>UŽITNÁ PLOCHA DOMU</b>	<b>164,1 M<sup>2</sup></b>
<b>PODLAHOVÁ PLOCHA DOMU</b>	<b>174,4 M<sup>2</sup></b>
<b>VELIKOST PARCELY</b>	<b>406,0 M<sup>2</sup></b>



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