



## HOUSE FOR RENT, street U dětského hřiště, Prague 5 - Jinonice

Occupying a pleasant setting in highly popular Botanica residential project, on the edge of Vidoule natural park, this high quality semi-detached villa is offered for rent on an unfurnished basis - August 2024. With prestigious international school minutes to walk, local amenities and a main line metro station on your doorstep, the property will make an ideal family home.

The accommodation on offer is arranged over three floors. Entry level features a living room with a fireplace and contemporary kitchen unit with integral appliances, access to the patio and garden, 1 bedroom, shower bathroom, and an integrated garage for 2 cars. The living area boasts a fireplace as the centerpiece of the room and ample space to relax. First floor accommodates 3 bedrooms - master bedroom suite, (modern well appointed bathroom, walk in closet), storage room, and a 28 m<sup>2</sup> terrace. Bonus space - large basement: a party room with fireplace, gym with sauna and shower, separate toilet and technical room.

Amenities: Storage, Garage, Terrace, Balcony. Appliances: Dishwasher, Washer & Dryer, Italian marble-tiled fireplace, Bathroom tiles Marazzi, Laufen fittings, Built-in wardrobes in each room, Automatically irrigated garden, Alarm, Video Entry Phone, Satellite TV Connection. Utilities are billed separately.

Great family location, (coveted "German International School district"), highly popular among Prague's expatriate community. Walking distance to German School, metro station Nove Butovice – yellow line B, shopping mall Galerie Nove Butovice.

Available August, 2024.

4x  4x 

**89 000 CZK**  
+Monthly fees 10 000 CZK

### Specification

Detached house

Area: 350 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 4

Garden (66 m<sup>2</sup>)

Fireplace

Estate id: 1709

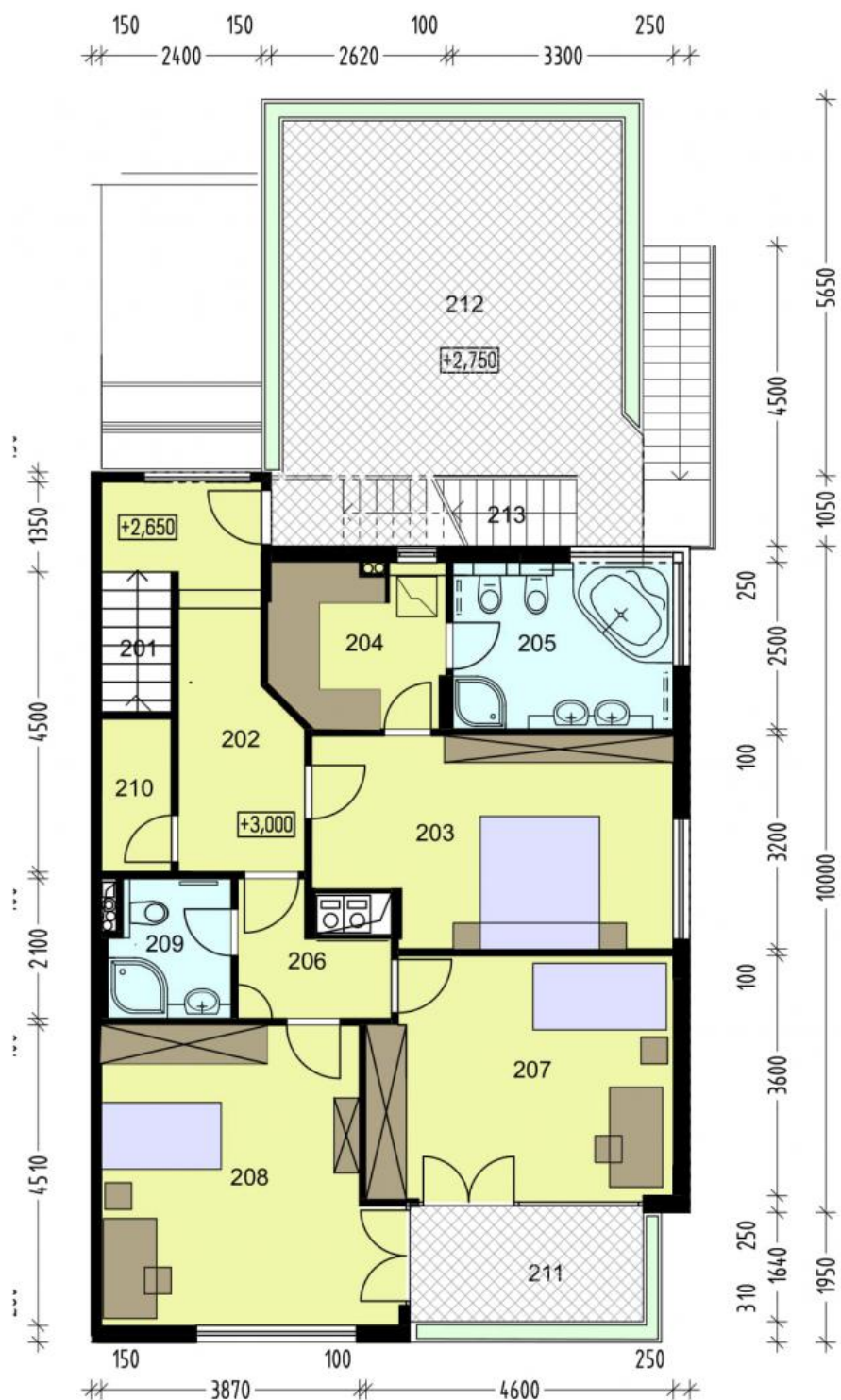
Web link:

[www.viphomes.cz/1709](http://www.viphomes.cz/1709)

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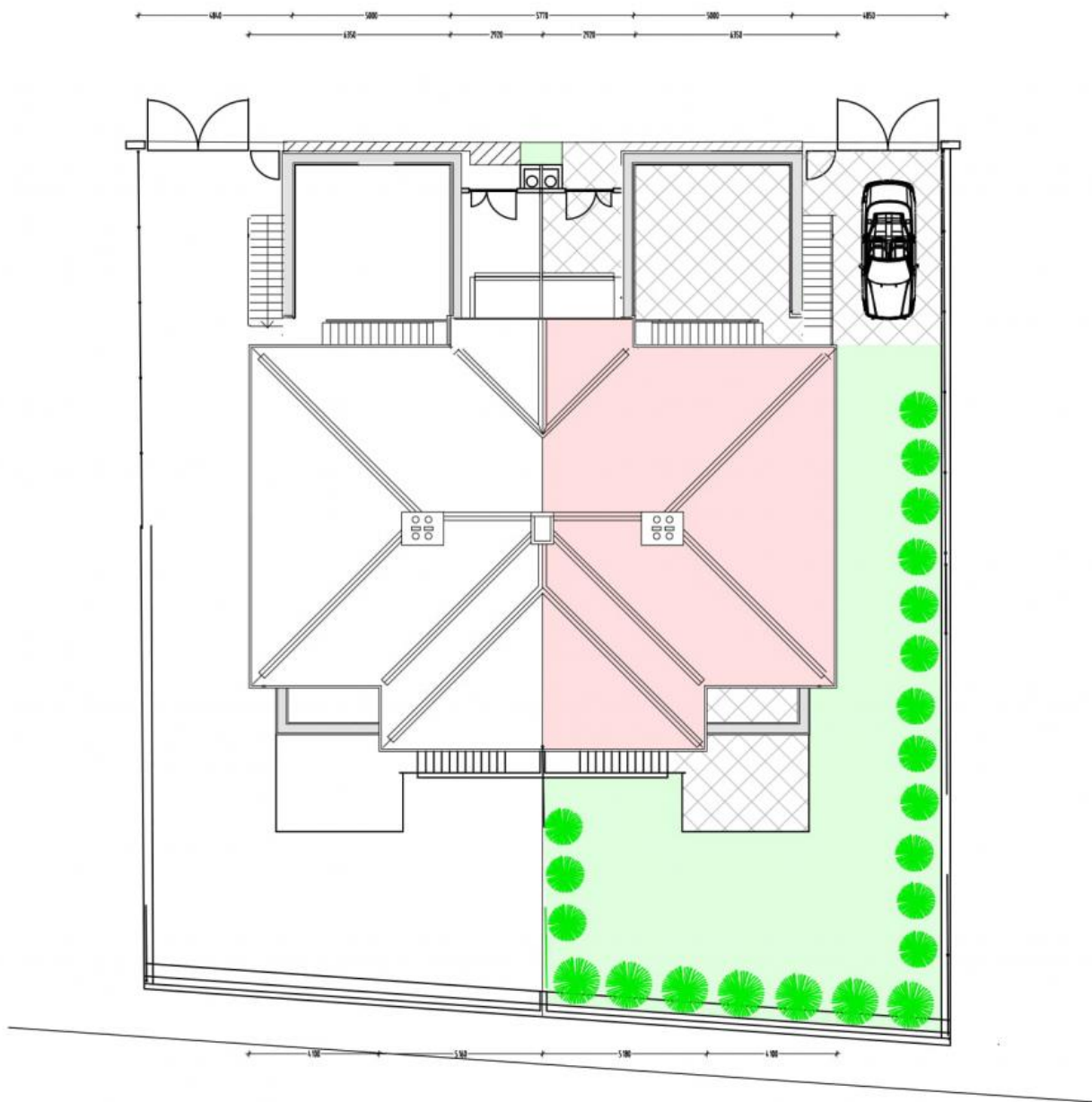


## 2.NP

### LEGENDA MÍSTNOSTÍ

ČÍSLO	NÁZEV MÍSTNOSTI	PLOCHA
201	schodiště	2.31 m2
202	chodba	10.47 m2
203	ložnice	16.14 m2
204	šatna	6.32 m2
205	koupelna	8.26 m2
206	předsíň	3.67 m2
207	ložnice	16.44 m2
208	ložnice	18.64 m2
209	sprcha + wc	3.68 m2
210	komora	2.42 m2
211	balkon	6.08 m2
212	terasa	28.39 m2
213	schody	4.52 m2
<b>Σ PLOCHA MÍSTNOSTÍ</b>		<b>127.34 m2</b>

# SITUACE



ul. Pučova



# 1.PP

## LEGENDA MÍSTNOSTÍ

ČÍSLO	NÁZEV MÍSTNOSTI	PLOCHA
001	chodba	6.86 m <sup>2</sup>
002	WC	2.15 m <sup>2</sup>
003	sklad	3.97 m <sup>2</sup>
004	komora	1.84 m <sup>2</sup>
005	posilovna + sauna	29.47 m <sup>2</sup>
006	vinárna	49.13 m <sup>2</sup>
008	kotelna	1.12 m <sup>2</sup>
009	schodiště	4.47 m <sup>2</sup>
Σ PLOCHA MÍSTNOSTÍ		99.01 m <sup>2</sup>



# 1.NP

## LEGENDA MÍSTNOSTÍ

ČÍSLO	NÁZEV MÍSTNOSTI	PLOCHA
101	zádveří	5.06 m <sup>2</sup>
102	schodiště	5.06 m <sup>2</sup>
103	předsíň	11.11 m <sup>2</sup>
104	sprcha + wc	3.13 m <sup>2</sup>
105	pokoj	12.61 m <sup>2</sup>
106	kuchyň	10.73 m <sup>2</sup>
107	obývací pokoj	51.79 m <sup>2</sup>
108	garáž	35.77 m <sup>2</sup>
109	schodiště	4.27 m <sup>2</sup>
110	terasa	12.54 m <sup>2</sup>
Σ PLOCHA MÍSTNOSTÍ		152.07 m <sup>2</sup>