



## TOWNHOUSE FOR RENT, Praha-Nebušice

Family house model "B" located in a highly prized coveted part of Prague 6 Nebušice, in a secluded and exclusive community with 24 hours security service. Mala Sarka is a development of high standard two storey executive homes on an 18 hectare site next to the International School of Prague, one of the most desired schools in the city. Constructed in the mid 1990's, the vision was to provide a unique residential community and the concept of the development was designed specifically to appeal to expatriate managers working in Prague. Active 24-hour security guard in the area, ensuring security with regular checks. Fast and easy access to city centre, (Evropská Street connecting into the city's ring road and acts as a major arterial route to and from the city centre), regular bus connections to line A metro. (cca 15 minutes Bořislavka M).

The main floor features a spacious open plan living room with fully fitted kitchen, access to the terrace and garden, a separate toilet, storage and laundry room. The 1st floor accommodates 3 bedrooms - master bedroom with an en-suite bathroom, and shower bath / toilet. In the semi-basement is a spacious bonus room - guest room, family room or a study.

Other features include laminated floating floors, washer, dryer, alarm, Internet and satellite TV connection. Garden 313 m<sup>2</sup>. Tenant's fees: 12 000 CZK / month.

Available from February, 2024

On the ground floor of the house there is a living room with a dining area and access to the terrace and garden, a fully equipped kitchen, an entrance hall with a built-in wardrobe, a pantry / laundry room, a guest toilet and access to a garage-sized storage area. Upstairs there are 3 bedrooms - the master bedroom with its own bathroom (bathtub, toilet) and dressing room, and the second bathroom with a shower, toilet and bidet.

2x  3x 

**65 000 CZK**  
+Monthly fees 12 000 CZK

### Specification

House - Town house

Area: 212 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

- Terrace
- Garden (313 m<sup>2</sup>)
- Washing machine
- Alarm
- Storage room
- Dryer

**Estate id:** 6242

**Web link:**

[www.viphomes.cz/6242](http://www.viphomes.cz/6242)

**Agent:**

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There is a large room in the basement of the house. It can be used for housing visitors or a playroom, office. The main entrance is located on U Házu street, the house also has a back entrance that leads to the garden.

Equipment: parquet and floor tiles, built-in wardrobes, blinds, dishwasher, telephone line, satellite TV connection, alarm. Each house in the area has its own connection with a 24-hour security service, local roads are managed by a private company. The tenant pays a monthly deposit of CZK 12000 for common services in the area, security, waste collection and consumption of water, electricity and gas in the house and internet.

The house has been renovated, new modern kitchen including appliances, new bathrooms.

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