



## House Six-bedroom (7+kk)

Rented

460 m<sup>2</sup>, Praha 6, Bubeneč, Českomalínská





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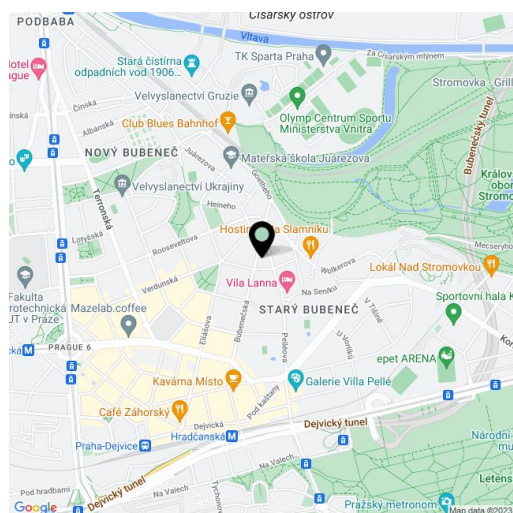
**Rented**460 m<sup>2</sup>, Praha 6, Bubeneč, Českomalínská

Plot	1 042 m <sup>2</sup>
Foot print	204 m <sup>2</sup>
Garden	838 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Utilities are paid extra.
PENB	G
Reference number	17088
Available from	Immediately

Prestigiously located, top quality newly built 5-6-bedroom 4-bathroom travertine villa, complete with a sauna, jacuzzi, terraces and a huge roof terrace, situated in a diplomatic area of Bubeneč neighboring numerous embassies and just a few steps from the Stromovka park. Quiet location with complete amenities in the neighborhood, with quick access to the city center and the airport, and convenient to international schools. Ten minutes by foot to the Hradčanská and Dejvická metro stations.

Highly benefiting from perfect finishes and **top quality materials** incl. **travertine, granite**, large format glass panels, and **oak** and **walnut** woodwork, the house is well laid out on three floors plus a full basement. There is a spacious open-plan kitchen with dining area and an adjacent guest bedroom / study, plus a comfortable lounge with a **fireplace** and access to the **patio** and **garden**; TV room, four bedrooms, **terrace**, three bathrooms, and two **walk-in closets**. The top floor is a glassed in office/library/bedroom with access to the **roof terrace** overlooking the green neighborhood. The basement floor includes a **sauna**, fitness room with access to the outdoor **jacuzzi**, shower, utility area, laundry, storage rooms, and a separate service entrance.

**Air-conditioning** and **cooling**, underfloor heating, automatic security blinds, audio system throughout, satellite reception, alarm connected to a security agency, automatic irrigation. Pantry, gas boilers, washer, dryer, **Miele** kitchen appliances. **Double garage plus one space on the plot**. Rent is listed including VAT.







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