



## House Four bedroom

5 200 € per month

184 m<sup>2</sup>, Land 432 m<sup>2</sup> Praha-Nebošice, Pod novou školou



Layout  
**Four bedroom**

Area  
**184 m<sup>2</sup>**

Land  
**300 m<sup>2</sup>**

Terrace  
**30 m<sup>2</sup>**

Welcome to the newly built house in the sought-after location of Prague 6 - Nebošice. It is located in a quiet street, within walking distance to the International School of Prague in Nebošice (ISP). It is a detached house with a layout of 5+kk, 184 m<sup>2</sup> with its own garden on a plot of 432 m<sup>2</sup>. 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 from March 3, 2025

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

<b>Price</b>	5 200 €
<b>Built-up area</b>	125 m <sup>2</sup>
<b>Floor area</b>	184 m <sup>2</sup>
<b>Land</b>	300 m <sup>2</sup>
<b>Terrace</b>	30 m <sup>2</sup>
<b>Building energy rating</b>	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 and billable advances for utilities and energy are 10 000,-CZK/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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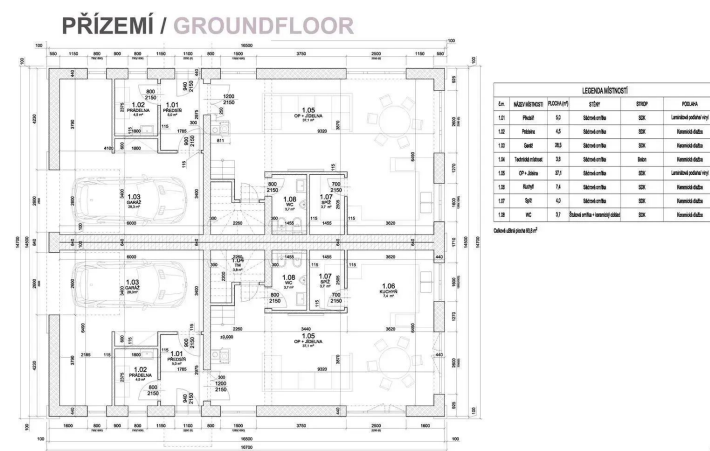


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## 1. PATRO / 1ST FLOOR

