



## House Four bedroom

197 m<sup>2</sup>, Land 508 m<sup>2</sup> Praha-Nebušice, K parku

2 600 € per month



Layout <b>Four bedroom</b>	Area <b>197 m<sup>2</sup></b>	Land <b>374 m<sup>2</sup></b>	Terrace <b>15 m<sup>2</sup></b>	Parking <b>2x outside</b>
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A standalone two-story family house with a 5+kk layout in the attractive location of Prague 6, Nebušice. This is an unbasemented house within a residential project featuring security, a large garden directly adjacent to the International School of Prague (ISP). The house will be available from July 1, 2025.

The house has a floor area of 197m<sup>2</sup> and a garden of 374 m<sup>2</sup>. In 2020, the house underwent renovations of the bathrooms and kitchen. The ground floor comprises a living room with access to a terrace and the garden, a separate kitchen, a separate toilet, and direct access to the garage. There is also access to the garden from the garage. The first floor contains four separate rooms; one of them has its own bathroom with a tub and toilet, and another bathroom with a shower is accessible from the hallway on the same floor. There is also a separate toilet on this floor. All rooms have built-in wardrobes.

The rent is 65,000 CZK/month, and charges are 10,000 CZK/month. The municipal part of Prague – Nebušice offers its residents peaceful living with ensured transportation accessibility via city bus service and amenities including groceries, a pharmacy, and a post office. Metro Bořislavka is 4 min. by bus.

Price	2 600 €
Built-up area	134 m <sup>2</sup>
Floor area	197 m <sup>2</sup>
Land	374 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	2x outside
Building energy rating	G

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## VÁŠ MAKLÉR



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