Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Dmitrii Poliakov
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Luxurious family house 5+kk (260 m2) with a terrace (100 m2), garden (850 m2), and a double garage in Nebušice near the international school, Nebušická street.























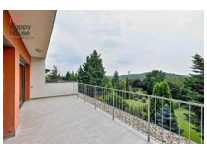

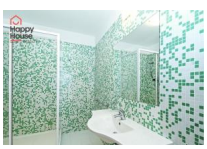

110 000,00 CZK/ month

+ utilities CZK 20.000 incl. energies and gardener, deposit two rents

layout :	5+kk - 4 bedrooms	Celková užitná plocha :	260
city :	Praha	town quarter :	Prague-Nebušice
district :	Nebušice	street :	Nebušická
number of rooms :	5	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace, cellar, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage, outdoor private	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

Luxury New Family House with Stunning View Location: • Dominant new building with a view over the picturesque Šárek Valley on the Hvězda game reserve with a summer house • Residential area of Nebušice, close to the international school • Excellent accessibility to the center: 10 minutes by bus to Dejvická metro A station, strategic location near Ruzyně Airport Description: • The entrance hall leads to a spacious living room with a kitchenette and access to a large terrace and garden • Fully equipped kitchen with modern appliances (ceramic hob, microwave, fridge freezer, dishwasher, extractor hood) • Separate toilet on the ground floor • 4 bedrooms with private bathrooms: ◦ Main bedroom with corner bath, shower enclosure, heated towel rail, toilet, and bidet ◦ Other bedrooms with either a bath or shower enclosure, heated towel rail, toilet, and bidet • Each bedroom has built-in wardrobes or a dressing room • Study on the ground floor and two air-conditioned bedrooms with south-facing orientation upstairs • Floating floors, tiling, electric blinds • Blackout curtains on the ground floor • Utility room with gas boiler, washing machine, and dryer • Internet and telephone connection available • Automatic irrigation system for the garden • 2 garage parking spaces and parking space in front of the house in Nebušice. Additional Information: • Utility fees of 20,000 CZK already include utilities, gardener services, and automatic irrigation service, payable separately • The security

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deposit equivalent to two rents is payable separately • Real estate agency commission equivalent to one month's rent + 21% VAT • PENB certificate is not available, thus classified as class G • You can call anytime