

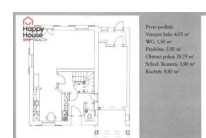
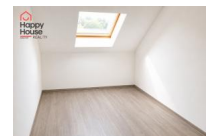
Unfurnished three-bedroom family house (120 sqm) for rent with a garden (450 sqm), cellar (70 sqm), and garage (16.6 sqm); street Na Malé Šárce in Prague 6-Nebušice, in a close proximity to the international school of Prague (ISP).



75 000,00 CZK/ month

+ utility fees CZK 16.000 incl. electricity and gas + deposit 2 months rent

layout :	4+1 - 3 bedrooms	Celková užitná plocha :	190
city :	Praha	town quarter :	Prague-Nebušice
district :	Nebušice	street :	Na Malé Šárce
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage, outdoor public, outdoor private	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful



We offer for long-term rent a spacious, detached three-bedroom family house (4+1) with a garden, garage and basement, located in the prestigious Malá Šárka residential villa complex in Prague 6 – Nebušice, directly next to the International School of Prague (ISP). The house offers 120 sqm of living space and 190 sqm of total area, including the basement. It is unfurnished and oriented to the south, west and north. The 450 sqm garden provides plenty of privacy and is equipped with automatic irrigation. The ground floor (57 sqm) comprises an entrance hall, living room with kitchenette and access to the terrace and garden, separate toilet, laundry room with Bosch washing machine and dryer, and a 16 sqm garage. Additional parking is available in front of the garage. The first floor (61 sqm) features three bedrooms. The master bedroom has an en-suite bathroom with bathtub, shower screen and toilet. There is also a second bathroom with shower and a separate toilet. The 70 sqm basement includes dry, pleasant cellar spaces with a window/light well. The area can be used as a study, playroom, home gym or additional living space and was previously used as a bedroom. The utility area contains a condensing gas boiler. The kitchen is fitted with built-in Bosch and AEG appliances, including a fridge-freezer, induction hob, electric oven, microwave, dishwasher and extractor hood. The house has radiator heating, its own Vaillant gas boiler with hot water tank, air

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conditioning in all rooms, and internet connections. A Jablotron security system is connected to the complex's security service. The house has been freshly painted throughout, with newly painted shutters, new curtains and new lighting fixtures in the living room. The property is part of a secure residential complex with 24-hour security and maintenance services included in the rent. The garden is maintained by the tenant. The International School of Prague is accessible directly through the gardens. The house is located in a quiet area between Šárka-Lysolaje and Divoká Šárka parks, offering excellent opportunities for walking, sports and relaxation, with the Džbán swimming area nearby. A supermarket is approximately 700 m away. The "Nad Hrabovkou" bus stop is a 5-minute walk away, with a connection to Bořislavka metro station (Line A) in approximately 7 minutes. Utility fees are paid separately. A security refundable deposit equal to two months' rent is required. An energy performance certificate (PENB) is not available; therefore the property is listed as class G so far. This property is managed by our real estate agency, ensuring superior care for both the property and you as the tenant.

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