



## Rent of a house 6+kt, 219 sqm, on a land of 380 sqm, Prague 5 - Hlubočepy



🏠 219 m<sup>2</sup> 📖 V bokách II, Praha 5 - Hlubočepy 📄 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz  
+420 720 310 300

Order number	<b>N5300</b>	Price	<b>Leased</b>
Address	<b>V bokách II, Praha 5 - Hlubočepy</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>219 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Leased</b>
Land area	<b>380 m<sup>2</sup></b>	Built up area	<b>130 m<sup>2</sup></b>
Floor area	<b>152 m<sup>2</sup></b>	Garden area	<b>250 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>2</b>	Device	<b>No</b>
Parking	<b>1</b>	Terrace	<b>51 m<sup>2</sup></b>

## About real estate

We offer to rent a new 6+kt family house with a usable area of 219 sqm near Prokop Valley, in a quiet part of Hlubočepy. The three-storey low-energy new building offers beautiful views from two spacious terraces towards the Prokop Valley. It has two bathrooms and a 250sqm private garden. Garage and outdoor parking included.

The first floor includes a living room with kitchenette (42 sqm), separate toilet and access to the garden. The main access from the street is directly to the second floor, which includes entrance hall, three bedrooms, terrace (20 sqm) and bathroom with shower and toilet. On the third floor there are two bedrooms, terrace (31 sqm) and bathroom with tub, shower and toilet.

The house is rented unfurnished. Heating is solved completely underfloor heating, the source is a heat pump. Cooling is solved by floors, eventual possibility of fitting fan coils. Wooden windows with triple glazing. Bedrooms will be equipped with electric shutters in front of windows, the whole house will be controlled by intelligent wiring with remote access. The floors are large-format polished tiles (living room with kitchenette, bathrooms, toilet and vestibule), epoxy squeegee (rooms on the second floor) and wooden oak floor (gallery, hallway and attic rooms). The house is designed in an energy-efficient standard and quality insulation (expected fees 4 000 CZK / month).

Location offers full civic amenities and good transport accessibility. There is a natural Prokop Valley reservoir, tram stop with quick access to the center only 250 m from the house.

Available immediately.