



**100,000 CZK/per month**

+ utilities 9.000 CZK

**Stylish villa with a garden for rent: Praha - Smíchov, U Nesypky**  
U Nesypky, Praha 5

registration number	<b>25079</b>
type of contract	<b>rent</b>
area	<b>290 sqm</b>
floor	<b>ground floor</b>
PENB energy label	<b>G</b>

property type	<b>house</b>
property subtype	<b>detached house</b>
land area	<b>1,139 sqm</b>
terrace	<b>no</b>
available from	<b>01.08.2025</b>

We offer for rent a stylish five/six bedroom villa in a residential area of Prague 5 - Smíchov, a prestigious district called Hřebenka. The detached 290 sqm villa offers an entrance hall, a kitchen, a dining room with a fireplace, two living rooms and a guest toilet on the ground floor. On the 1st floor there are 3 bedrooms, balcony and terrace with beautiful views of the greenery and the city, 2 bathrooms with a bathtub and shower and toilets. On the 2nd floor there is a spacious room, a kitchenette, a bathroom with a shower and a toilet. From the garden there is a separate entrance to the ground floor, there are 3 rooms, a kitchen, a bathroom, a toilet and a utility room. Some of the original elements that create the atmosphere of the house have been retained, such as refurbished oak parquet floors, tiles and wooden windows. There is a well-kept garden of 996 sqm, parking for two cars on the plot. Location with excellent connections to the center, only about 10 minutes by bus to the Anděl metro, tram and bus stop. All civic amenities are nearby, Nový Smíchov shopping center, restaurants, cafes, shops, Petřínské sady Park. Quick connection to the French Lyceum and international schools. By car, close access to the Prague Ring Road, the highway network and Václav Havel Airport. The villa offers comfortable, stylish living in a beautiful location in Prague 5.