



## 185,000 CZK/per month

energies are transferred to the tenant

### Representative villa for rent: Praha 6, Malá

Malá, Praha 6

registration number	<b>25034</b>
type of contract	<b>rent</b>
area	<b>421 sqm</b>
floor	<b>ground floor</b>
terrace	<b>yes</b>
available from	<b>01.06.2025</b>

property type	<b>house</b>
property subtype	<b>villa, family house, residence</b>
land area	<b>1,690 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>G</b>

We offer for rent a three-storey representative villa with a garden in a sought-after location of Prague 6. The villa has undergone a complete renovation taking into account the preservation of all original architectural elements and is surrounded by a well-kept garden. The villa offers on the ground floor an entrance hall, a bright living room connected to a study, a winter garden with direct access to the garden, a dining room connected to a kitchen equipped with all appliances, a laundry room and a separate toilet. On the 1st floor there is a master bedroom with a private bathroom with a bathtub, shower, toilet and bidet, a balcony and a terrace, two more bedrooms, a bathroom with a bathtub and shower and a separate toilet. In the attic there are two bedrooms, a walk-in closet and a bathroom with a shower. In the basement of the villa there is a separate 1+1 apartment with its own entrance, a sauna with a shower and relaxation facilities, technical facilities, a cellar and a toilet. The villa's equipment includes wooden parquet floors, wooden windows, air conditioning, an alarm, two covered parking spaces. Quiet residential area with excellent public transport and car access to the city center as well as to the city ring road and Václav Havel Airport. In the immediate vicinity there are all civic amenities: supermarkets, local shops, cafes, international schools, sports fields, winter stadium, tennis courts, swimming pool. Available to move in on June 1, 2025, viewings by agreement from the end of April.