



## House Seven-bedroom (8+kk)

Rented

500 m<sup>2</sup>, Praha 6, Dejvice, Na Míčánce





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Plot	881 m <sup>2</sup>
Foot print	329 m <sup>2</sup>
Garden	552 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	Utilities (gas, electricity, water, garbage removal) are CZK 25,000 per month.
PENB	G
Reference number	102944
Available from	Immediately

**This modernized unfurnished 1930s villa for rent with an indoor pool, sauna, 5 bathrooms, a garden, and views of Prague is located in the prestigious Hanspaulka neighborhood, in a quiet green residential area with good amenities in the vicinity and quick connections to the city center (a few bus stops to the Bořislavka and Dejvická metro stations), the airport, and international schools in Prague 6.**

The ground floor features an entrance area with access to the garage, and a wellness zone with an 8x3 m swimming pool with an exercise jet, a sauna, a shower, a toilet, and a utility room. There is a lounge with a fountain, a separate studio with a kitchenette and a bathroom (bathtub, toilet), a laundry/boiler room, and a wine cellar. The first floor offers a large living room with a fireplace, a dining area, a fully fitted open plan kitchen, a balcony facing the street, a terrace with garden access, a study, and a guest toilet. The second floor includes a master bedroom with an en-suite bathroom (bathtub, walk-in shower, bidet, toilet) and a walk-through clothes closet (could be another bedroom), two bedrooms, a bathroom (walk-in shower, toilet), a large hall, and a balcony accessed from three bedrooms, offering far-reaching views of Prague. There is an attic floor featuring a 90 sq. m. open room with a kitchenette and two winter gardens, a bathroom (walk-in shower, bathtub, toilet), a utility room, and an open attic space.

**Air-conditioning, smart home system, Merbau floors, granite tiles, wooden stairs, underfloor heating, triple-glazed windows, automatic exterior blinds, insect nets, excellent thermal insulation, two gas boilers, washer, dryer, dishwashers, induction cooktop, microwave oven, coffee maker, alarm, WiFi, camera system. A garden with benches and a barbecue grill, a little pond with live fish. A double garage and two parking spots on the plot are available.**

