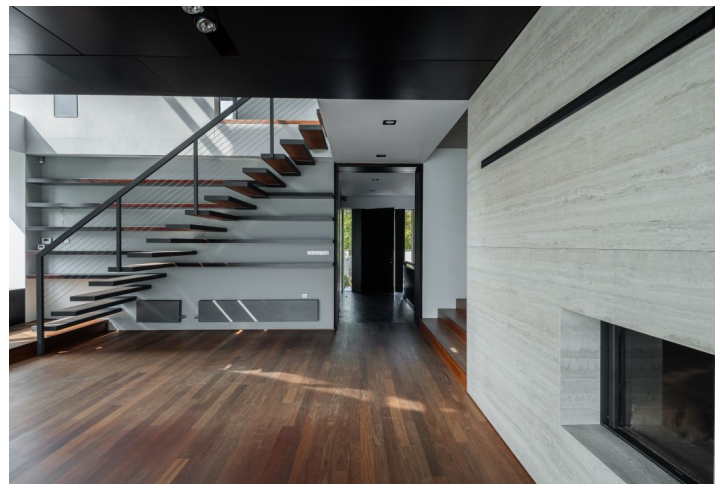




## House Five-bedroom (6+1)

Rented

246 m<sup>2</sup>, Prague 6, Břevnov, Filipíny Welsorové





## House Five-bedroom (6+1)

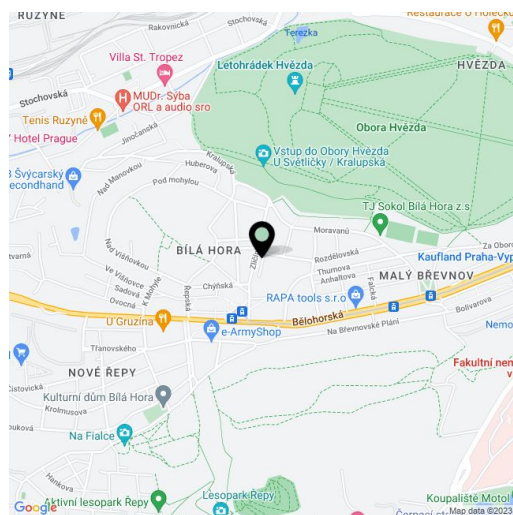
**Rented**246 m<sup>2</sup>, Prague 6, Břevnov, Filipíny Welslerové

|                  |  |
|------------------|--|
| Total area       | 246 m <sup>2</sup>                                   |
| Plot             | 484 m <sup>2</sup>                                   |
| Foot print       | 150 m <sup>2</sup>                                   |
| Garden           | 334 m <sup>2</sup>                                   |
| Floor area       | 193 m <sup>2</sup>                                   |
| Terrace          | 30 m <sup>2</sup>                                    |
| Loggia           | 23 m <sup>2</sup>                                    |
| Parking          | Garage plus parking on the plot.                     |
| Garage           | Yes  |
| Cellar           | -  |
| Service price    | Deposit for utilities incl. energy CZK 15,000/month. |
| PENB             | G  |
| Reference number | 9534   |
| Available from   | 05.04.2025   |

**High-quality modern Prague 6 villa for rent. This unfurnished family house with a rooftop terrace and a landscaped garden is located in a quiet and green residential neighborhood just minutes from the Hvězda Summer Castle and Park, close to the Šárka and Ladronka parks and the airport. Good access to the center (trams, buses) and international schools.**

The ground floor features a spacious living room with a double-sided fireplace and full glass wall with access to the patio and garden, a fully fitted kitchen with a dining area, a bedroom/study with built-in storage and a fireplace, a guest bedroom with an en-suite shower bathroom, a toilet, and an entry hall. The upper floor has a master bedroom with a full en-suite bathroom and walk-in closet, two additional bedrooms, and a shower bathroom with a toilet. There is a basement floor with garage access, storage, a boiler room, and a laundry room (can be used as a study).

Luxury materials (stone, marble, slate), hardwood floors, built-in storage, central vacuum cleaner, washer, dryer, blinds, alarm connected to a security agency, solar panels, electric garage gate, automatic watering system. Garage and parking on a plot.

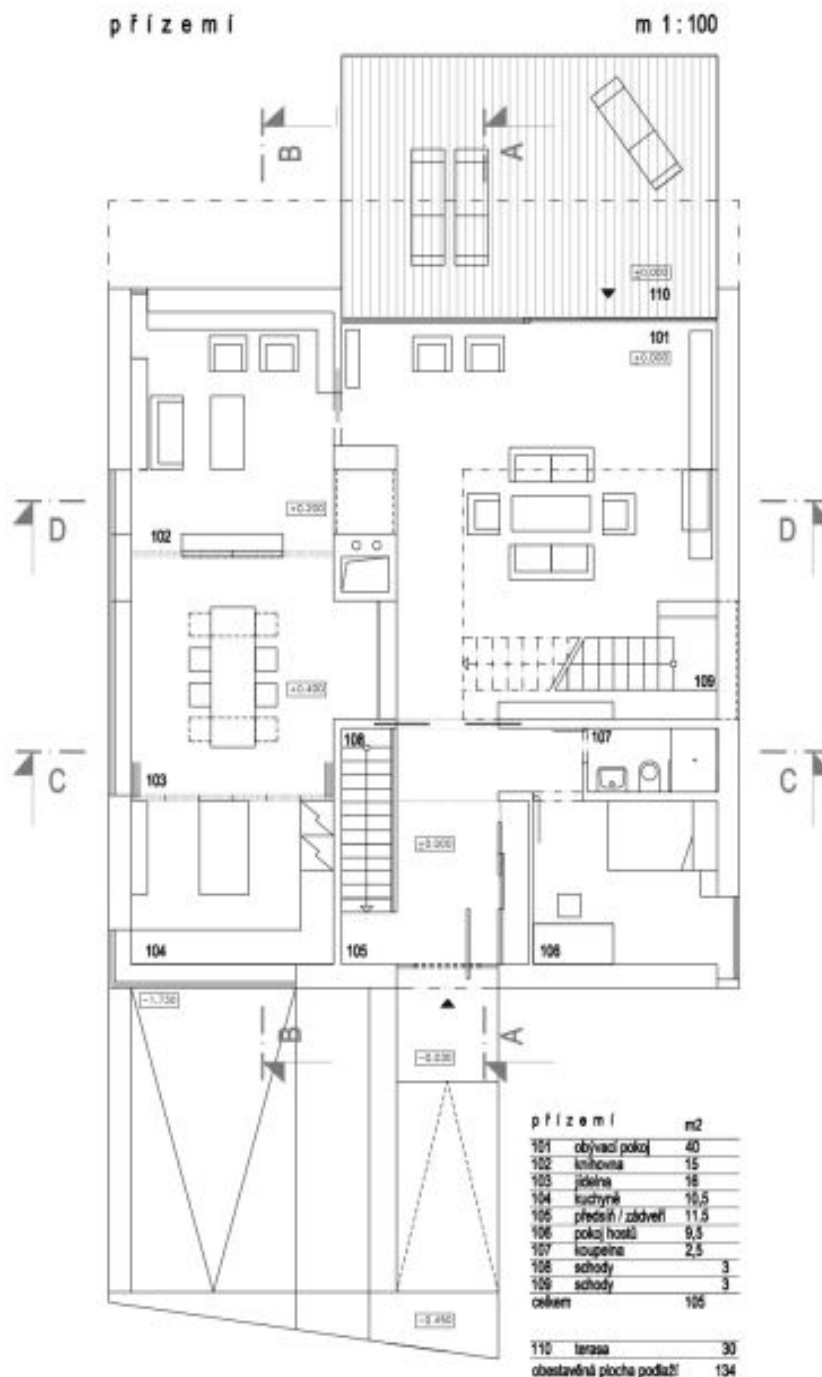




# House Five-bedroom (6+1)

246 m<sup>2</sup>, Prague 6, Břevnov, Filipíny Welsеровé

Rented



PDF created with pdfFactory Pro trial version [www.pdffactory.com](http://www.pdffactory.com)

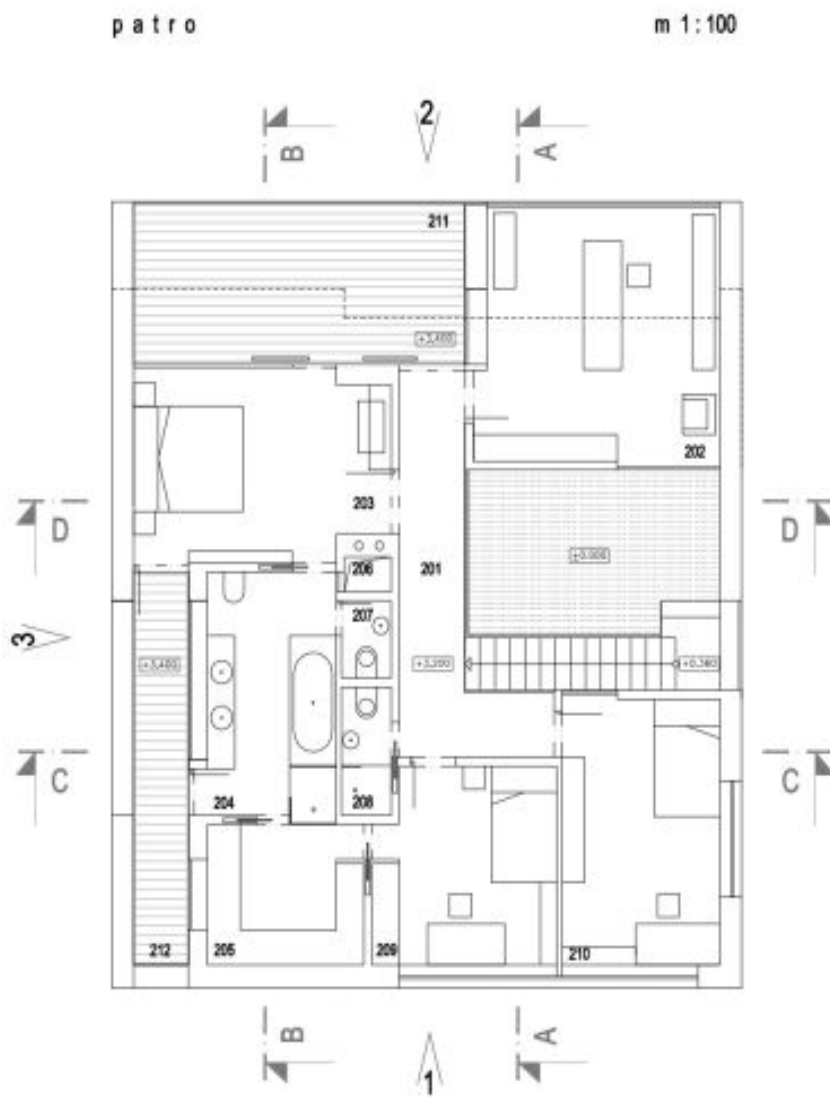




# House Five-bedroom (6+1)

246 m<sup>2</sup>, Prague 6, Břevnov, Filipíny Welslerové

Rented



| patro  | m2                |
|--------|-------------------|
| 201    | galerie 10        |
| 202    | pracovna 19       |
| 203    | ložnice rodičů 15 |
| 204    | koupelna 10       |
| 205    | terasa 6,8        |
| 206    | okraj přiklí 0,5  |
| 207    | WC 1,2            |
| 208    | koupelna 2        |
| 209    | prkaj 11          |
| 210    | pokoj 13          |
| celkem | 88                |

|                                       |            |
|---------------------------------------|------------|
| 211                                   | lodže 16,8 |
| 212                                   | lodže 6,7  |
| obestavěná plocha podlaží 132         |            |
| obestavěná plocha podlaží + lodže 155 |            |