



COMPLEX REAL ESTATE SERVICES

- RENTAL AND SALE OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
- SALE OF APARTMENT BUILDINGS AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •

Luxurious family villa 7+1 (610 sqm) with a spacious garden (747 sqm) and a double garage for rent in the prestigious location of Průhonice.



99 000,00 CZK/ month

+ utilities CZK 10.000 + energies, deposit two rents

layout :	7+1 - 6 bedrooms	size :	500
city :	Průhonice	town quarter :	
district :	Průhonice	street :	U Komárova
number of rooms :	8	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, terrace, garden	other requirements :	
type of floor :		construction :	brick
type of parking :	garage, outdoor private	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We offer for rent a luxurious family villa 7+1 with a spacious garden and a double garage in the popular residential area of Průhonice, just 15 km from the center of Prague. This lavish villa offers six non-walk-through bedrooms, four bathrooms, and an exceptionally spacious living room with a fireplace and access to the terrace and garden. The house is located on a plot of 747 m², where in addition to the double garage you can park two more vehicles. House layout: Ground floor: Entrance hall, spacious hall, living room with fireplace and French windows opening onto the terrace and garden, fully equipped kitchen with a dining counter and a smart vacuum system, dining room, guest bedroom with access to the garden, and a bathroom with toilet. First floor: Large gallery, four bedrooms, one of which has access to the terrace and an en-suite bathroom with a massage bathtub and shower. There are also two more bathrooms with bidets and toilets. Second floor: Spacious attic gallery, attic bedroom, and a bathroom with a shower and toilet. House features: Parquet, tiles, vinyl floors, wooden staircases, internal blinds, central vacuum cleaner, gas heating, an alarm system with PCO connection possibility, central intercom, ADSL internet, satellite connection, massage bathtub, and fire detectors. Location: The villa is located in a quiet residential district near Komárov pond, Průhonice Castle, a park, and a Dendrological Garden. Nearby is the Prague British International School, a

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children's playground, and the nearby Čestlice Aquapark. There is a bus stop very close to the house. Services: Garden maintenance and cleaning are included in the fees. The owner is willing to make adjustments according to the new tenant's requirements. Rental fee and conditions: The rent is 99,000 CZK per month. Additional charges of 10,000 CZK are paid separately, and utilities are transferred to the tenant. A deposit equivalent to two months' rent is required. Real estate agency commission is one month's rent plus VAT. The energy performance certificate is not available, thus energy class G is denoted.

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