



Prague, villa for rent 7+1 (470 sqm), garden, swimming pool, garage, Loutkařská street - Břevnov

Loutkářská 2a, Praha, Hlavní město Praha

129 000 CZK / month

We would like to offer you villa 7+1 for rent, which is located in a quiet and desirable location in Břevnov, near Prague Castle, the Hvězda Nature Reserve and Ladronka Park in Loutkařská Street. The villa has undergone a partial and nevertheless demanding reconstruction, it has an area of 470 sqm with a garden of 764 sqm and has: - ground floor - glazed room with access to the garden and terrace, separate kitchen equipped with two refrigerators, gas stove, oven, dishwasher and dining area, toilet, technical room with irrigation system and internet, dressing room, garage for two cars and another technical room - 1st floor - dressing room, room with its own bathroom (shower and toilet), smaller hallway, room with the terrace (60 sqm), another room with dressing room and bathroom with shower and bathtub. - 2nd floor - 3 rooms (one with a balcony), bathroom with bathtub, dressing room, toilet and attic storage space. - basement - swimming pool 3.7 m2 x 7 m2 with counter current, sauna, shower, toilet, space for a small gym, technical room with a new boiler, storage space under the stairs, technical room with recuperation and technology for the pool. Automatic irrigation system (a gardener is included in the rental price), alarm, blinds on the windows, roof insulation. The house is in a quiet location with good access to international schools and the airport, as well as the center (trams, buses approx. 300m). Complete civic amenities are guaranteed - playgrounds, kindergartens and elementary schools or nearby international schools, pharmacy, groceries, bakery, restaurants, cafes, ATMs and others. Parking is also possible in front of the house. Available from 10/3/2027

PRICE

Price lease	129 000 CZK / month
Note	+ 20.000 utilities including energy
Commission	+ Commissions real estate

LOCATION

District	Prague
Prague district	Prague 6
Part of city	Břevnov

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Street	Loutkářská
House number	2388 / 2a

INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	79447
Date	Dnes
Available from	10.03.2027
Object kind	Brick
Object placing	Quiet area
Equipped	No
Built area m^2	213
Usable area m^2	586
Total floor area m^2	471
Number of parking spaces	2
Number of garages	2
Built-in area	Residential
Garden area m^2	551
Year of substantial inspection	2004
Date of moving in	10.03.2027
Number of building floors	4

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.

NOTE OF SPACE

Type	Commercial
Type of house	Multi-story
Type of areas	Offices
Condition of space	After renovation
Waste	Sewage
Gas	Gas pipeline

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