



## Commercial Bigger than eight bedroom

670 m<sup>2</sup> Praha 6

Price upon request



Layout  
**Bigger than eight bedroom**

Area  
**670 m<sup>2</sup>**

We are pleased to offer you a spacious and unfurnished First Republic villa for rent from the 1930s, located in a unique and historic area full of embassies and diplomatic offices, a few minutes' walk from the Hradčanská metro station and the popular Stromovka Park. The villa is intended for commercial use and offers a prestigious address in the diplomatic district for companies, embassies, or clinics alike. The interiors were partially renovated in 2007, with 10 separate rooms on the ground and first floor. The attic contains 2 additional rooms and further space (170 m<sup>2</sup>). The ground floor also features a spacious reception area and an impressive wooden staircase or large mosaic window. Authenticity and historical charm are enhanced by wooden casement windows and high stucco ceilings.

This semi-detached villa also includes a kitchenette and restroom on each floor. For informal meetings, there are 3 terraces, with the lower terrace providing access to a private garden. The mature, south-facing garden provides a pleasant place for short rest or break.

Additional features include a separate garage for one car and additional on-site parking for more vehicles. Heating is provided by 2 gas boilers.

<b>Floor area</b>	670 m <sup>2</sup>
<b>Floor</b>	2
<b>Building energy rating</b>	G

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We highly recommend a viewing of this generous villa in a top location with parking.

## VÁŠ MAKLÉR



**Petra Harrison**

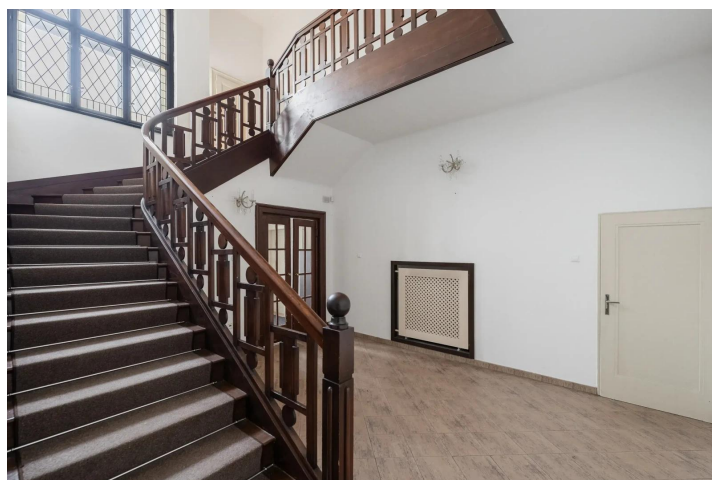
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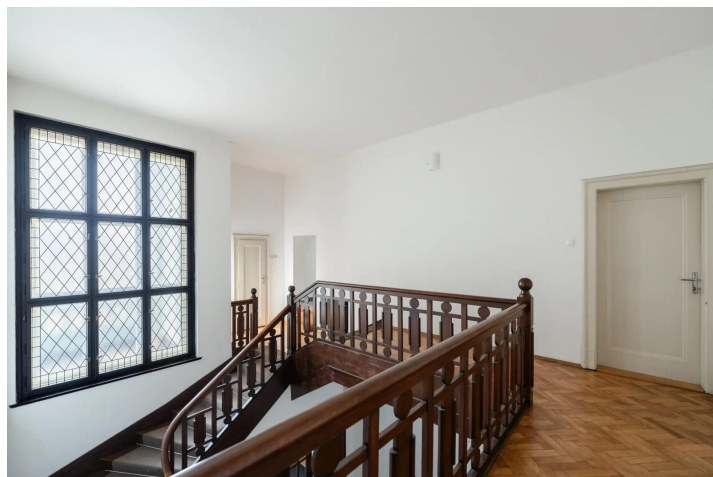
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