



## House Four bedroom

255 m<sup>2</sup>, Land 780 m<sup>2</sup> Praha 6, Nebušická

4 400 € per month



Layout  
**Four bedroom**

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

Land  
**450 m<sup>2</sup>**

Terrace  
**12 m<sup>2</sup>**

Detached villa in the luxurious gated community in Prague 6 - Nebušice. The villa has a living area of 243 m<sup>2</sup>, a double garage, and a 12 m<sup>2</sup> terrace. It also boasts its own private garden with a heated swimming pool (5 x 3.1 x 1.5 m) featuring a counter-current system and lighting. The villa is available immediately.

For maximum comfort, the four-bedroom villas are equipped with underfloor heating and air conditioning. A fully equipped kitchen (with a ceramic hob, a convection oven, a dishwasher, a refrigerator-freezer, and an extractor hood) opens up to a spacious living area with a fireplace and direct access to the garden. The luxury of the house is further enhanced by three bathrooms and three toilets, two of which are separate. The villa is secured with an alarm system and a video intercom, and has a telephone line and options for high-speed WiFi.

The garden is equipped with automatic irrigation. The building's energy performance certificate is being processed, thus it is listed under category G - very inefficient. The rent is 110,000 CZK/month, with additional charges for utilities, waste disposal, water and sewage amounting to 16,000 CZK/month,

<b>Price</b>	4 400 €
<b>Built-up area</b>	158 m <sup>2</sup>
<b>Floor area</b>	255 m <sup>2</sup>
<b>Land</b>	450 m <sup>2</sup>
<b>Terrace</b>	12 m <sup>2</sup>
<b>Building energy rating</b>	G

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plus a fixed rate of 12,000 CZK/month for security, irrigation, and maintenance of the garden and pool.

Do not hesitate to contact me regarding a tour of this prestigious residence in this very well-maintained private complex, closely situated to the International School of Prague (ISP).

## VÁŠ MAKLÉR



**Hana Fisherová**

+420 602 544 858

[info@philip-frank.com](mailto:info@philip-frank.com)

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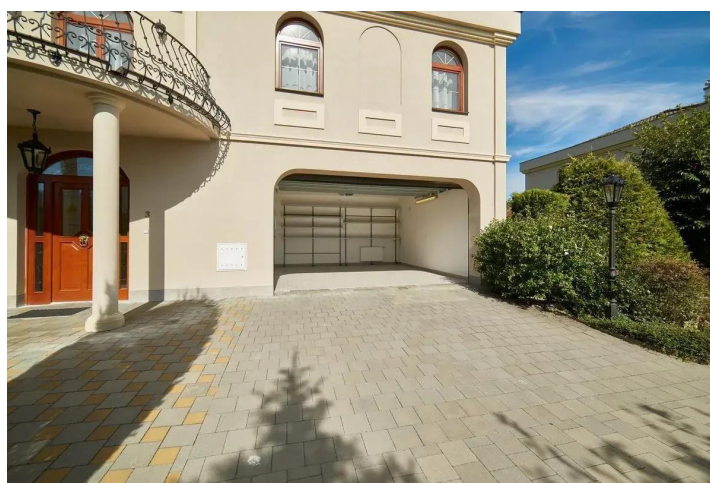
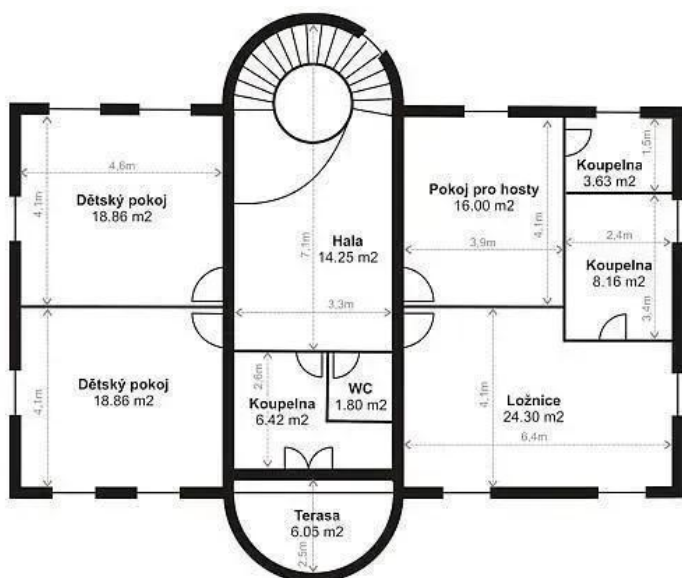
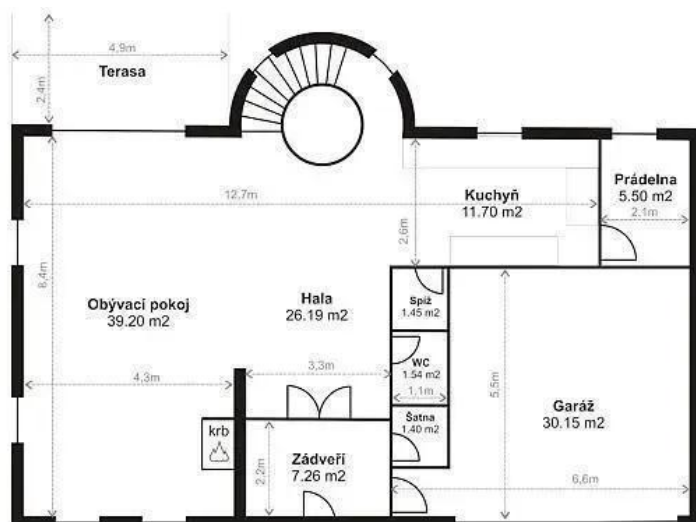
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