



320 m<sup>2</sup> Nad Klamovkou, Praha 5 - Smíchov Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6421</b>	Price	<b>Leased</b>
Address	<b>Nad Klamovkou, Praha 5 - Smíchov</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>320 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Leased</b>
Land area	<b>1 184 m<sup>2</sup></b>	Garden area	<b>986 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Partly</b>
Terrace	<b>15 m<sup>2</sup></b>	Date to move in	<b>1. 5. 2023</b>

## About real estate

We offer for rent a partly furnished villa house 7+1 with an usable area of 320 sqm in a quiet neighborhood Klamovka in Prague's Smíchov. The four-storey villa with three bathrooms and a terrace has its own garden of 986 sqm. It includes a separate garage for two cars and an outdoor parking space on the land next to the house. The villa has been partially renovated and has its own boiler room as well as a security system.

The underground floor includes two bedrooms with separate entrances to the garden, one of which also has its own dressing room, bathroom with bath, sink and toilet, as well as a pantry and a utility room with washing machine and dryer. On the ground floor there is a spacious and bright living room with fireplace and access to the terrace and adjacent garden, fully equipped kitchen with all appliances, dining room and an entrance hall with a separate guest toilet. On the second floor there is a hallway with built-in wardrobes, three unbroken bedrooms and a bathroom with shower, bathtub, sink and toilet. The top floor is currently designed as a children's playroom, but thanks to the location of the bathroom with a toilet, the entire space can be used as an additional living or sleeping area of the house.

The surrounding area offers full civic amenities (shops, schools, kindergartens, services, doctor). Very good and fast transport connections to the center of Prague. Several bus stops within walking distance of about 200 meters. Despite the proximity to the city centre, it is a very quiet residential area. Great location near nature between the parks Klamovka and Ladronka, inviting to relaxation and active rest.

Available from 01.05.2023.