



**100,000 CZK/per month**

+ utilities 9.000 CZK

**Rent of representative villa with a garden for commercial purpose: Praha - Smíchov, U Nesypky**  
U Nesypky, Praha 5

registration number	<b>25109</b>
type of contract	<b>rent</b>
area	<b>290 sqm</b>
terrace	<b>no</b>
available from	<b>10.09.2025</b>

property type	<b>commercial</b>
property subtype	<b>office space</b>
floor	<b>ground floor</b>
PENB energy label	<b>G</b>

We offer for long-term rent a stylish villa with an area of approximately 290 sqm in the prestigious residential district of Prague 5 - Smíchov, called Hřebenka. This elegant villa from the 1930s has retained its original character and atmosphere thanks to sensitively renovated historical elements, such as oak parquet floors and wooden windows. The villa is suitable as a representative headquarters for a company or offices. The layout of the house offers: ground floor: entrance hall, separate kitchen, dining room with fireplace, two rooms, toilet 1st floor: hall, 3 rooms, balcony and terrace with views of Prague and greenery, 2 bathrooms (bath + shower), toilets 2nd floor: hall, spacious room, bathroom with shower and toilet basement: entrance from the garden: 3 rooms, kitchen, bathroom, toilet, utility room Maintained, beautiful garden of 996 m<sup>2</sup> with plenty of privacy, parking for 2 cars. The house is located in one of the most desirable locations in Prague - Hřebenka, offering peace, greenery and at the same time excellent access to the center - about 10 minutes by bus to the Anděl metro and tram station. Nearby is the Nový Smíchov shopping center, restaurants, cafes, schools and other civic amenities. Quick connection to international schools, the airport, the Prague Okra and the connecting highway network. This villa is ideal for a representative company headquarters or office. It offers spacious interiors, a large garden and an attractive location with good transport accessibility.