



140,000 CZK/per month

+ utilities and energies CZK 37,000

Functionalist Villa for rent: Praha 4 - Podolí, Pod Klaudiánkou

Pod Klaudiánkou, Praha 4

registration number	6459
type of contract	rent
area	640 sqm
floor	ground floor
terrace	yes
PENB energy label	G

property type	house
property subtype	detached house
land area	1,645 sqm
balcony	yes
parking	garage
available from	15.01.2027

We offer for rent an exceptional three-story villa bearing the distinctive features of Functionalist architecture, located in the prestigious residential district of Prague 4 – Podolí. This magnificent property with a usable area of 640 m² offers a highly versatile layout, making it perfectly suited for comfortable family living or as a representative corporate headquarters. The villa will enchant you with its panoramic views of Prague, premium recreational facilities, and excellent transport accessibility.

Layout of the villa : • 1st Floor: a spacious entrance hall with a fireplace, three separate rooms, a fully equipped kitchen, a bathroom with a bathtub, a separate toilet, a utility room, and a charming winter garden, • 2nd Floor: a second generous hall with a fireplace, three rooms with direct access to terraces, a bathroom with a bathtub, and a toilet. An additional bathroom and a separate toilet are located on the mezzanine level, • 3rd Floor: conceived as an independent 4+1 apartment unit, featuring its own fully equipped kitchen, a bathroom with a bathtub, a toilet, a pantry, and a private scenic terrace.

Equipment and Standard • Interior: high ceilings, expansive hallways, classic wooden parquet flooring, and wooden windows that amplify the noble character of the building, • Technology: central gas heating and a comprehensive security system, • Exterior: a beautifully landscaped garden with a swimming pool, a sauna, and a garden house, • Parking: convenient parking for 5–6 cars directly on the secured private plot.

Location and Accessibility : The residential area of Podolí is one of the most sought-after locations in Prague. It perfectly combines absolute privacy with fast access to the city center. Tram, bus, and metro stations are all within short walking distance. In the immediate vicinity, you will find complete civic amenities – kindergartens and primary schools, the renowned Podolí swimming stadium, and cycling paths along the Vltava river. This property represents a flawless combination of a prestigious address, maximum privacy, and premium comfort. For more information or to arrange a private viewing, please do not hesitate to contact us. We look forward to showing you around this exceptional property.