



## 190,000 CZK/per month

+ utilities and energies

### Luxury villa with heated pool for rent: Prague 6 - Nebušice, Spojová Spojová, Praha-Nebušice

registration number	<b>2248</b>
type of contract	<b>rent</b>
area	<b>300 sqm</b>
floor	<b>ground floor</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>house</b>
property subtype	<b>detached house</b>
land area	<b>1,450 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>
available from	<b>01.06.2026</b>

We offer for rent a spacious luxury six-bedroom family villa with a well-maintained garden, located in the attractive residential area of Prague 6 – Nebušice, close to the prestigious International School of Prague. The total living area of the house is 300 m<sup>2</sup> and the plot size is 1,450 m<sup>2</sup>. The main feature of the house is a generous living room with a fireplace and direct access to a new terrace connected to the garden, providing maximum privacy and a perfect space for relaxation. The modern kitchen is fully equipped with high-quality appliances. The villa offers total of 6 spacious bedrooms, 5 bathrooms, 2 separate toilets, and a practical laundry room equipped with a washing machine and dryer. The house also features built-in wardrobes, satellite connection, high-speed internet, and a security system. A spacious garage for two cars is available. The well-maintained garden includes a new covered and heated swimming pool and a garden house. The location offers excellent transport connections to the city center as well as to Václav Havel Airport Prague. Public transport or car provides access to the Bořislavka metro station in approximately 10 minutes, where the Bořislavka Centrum shopping center is also located. A major advantage is the exceptional location in immediate proximity to the natural park Šárecké údolí, which offers an ideal environment for walking, sports, and relaxation in nature.