

House Four-bedroom (5+1)

320 m², Prague 10, Vinohrady, Benešovská

Rented











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 21. 05. 2024, 12:31

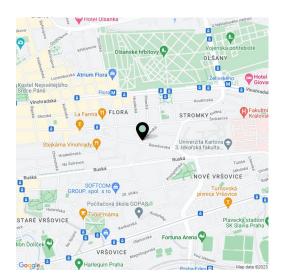
svoboda Gwilliams | CHRISTIE'S



House Four-bedroom (5+1)

320 m², Prague 10, Vinohrady, Benešovská

Plot	937 m²
Foot print	118 m²
Garden	748 m²
Parking	Double garage.
Garage	Yes
Cellar	
PENB	G
Reference number	32417
Available from	Immediately



High standard, completely refurbished 4-bedroom 2-bathroom semidetached 1926 villa complete with a beautiful mature garden and a private atmosphere. Completely renovated in 2009 and boasting a timeless design imparted by the renowned PHA architectural studio that respects the original spirit of the place while conforming to the necessities of modern life. Located in the highly sought-after residential neighborhood of Vinohrady, full of greenery, with quick connections to the city center and full amenities. The Flora shopping mall and metro station (line A) are just a few min. walk away.

The ground floor features a bright and spacious living area connected by a sliding door to a fully fitted kitchen, direct access from the living room to the **garden patio**, and a large entrance hall. There is a toilet on the mezzanine floor, and a private zone including a master bedroom with a fitted **walk-in closet** and an en-suite bathroom, a children's bedroom (or home office), a storage room, and a laundry area on the first floor. The second floor features a spacious, independent attic apartment that includes a living room with an equipped kitchenette, a bedroom, a bathroom, plus a south-facing **terrace** with beautiful views.

Marble floors and wall tiles, **oak** hardwood floors, a combination of **rosewood** and semi-gloss lacquered wall panels and cleverly designed builtin wardrobes/storage spaces, a **fireplace**, underfloor heating, a Gaggenau American-style fridge/freezer with an ice dispenser, Siemens kitchen appliances, a Miele washing machine and dryer, a gas boiler, blackout curtains, a projection screen, an alarm system with the possibility to connect to a security company, a video entry phone, a gas barbecue, and a garden shed. Double **garage**. Utilities, including regular garden maintenance and technical support: CZK 9-10,000 per month. Available from July 1st, 2019.

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238

Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 21. 05. 2024, 12:31

Rented