



House Seven-bedroom (8+kk)

€ 2 019 425 | CZK 49 900 000

370 m², Prague 5, Košíře, Nad Kuliškou





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Usable area	370 m²
Plot	583 m²
Foot print	150 m²
Garden	433 m²
Floor area	334 m²
Balcony	7 m²
Terrace	29 m²
Parking	-
Cellar	-
PENB	G
Reference number	43686

This sensitively and completely renovated villa (semi-detached house) with the possibility of multi-generational living stands in a traditional quiet and green residential part of Prague 5, with wonderful wide views of the metropolis and easy reach to the city center.

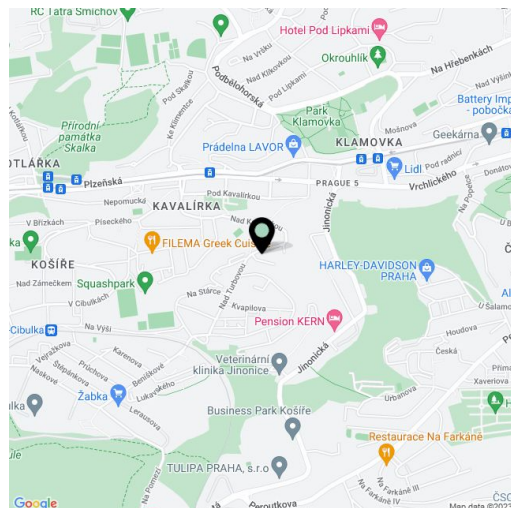
On the ground floor is a living room with access to the garden terrace, a kitchen with a dining area and pantry, a toilet, a stairwell, and a hallway with access to the **garden**. Upstairs is the master bedroom with an en-suite bathroom, 2 additional bedrooms, a bathroom, a utility room with a connection for a washer and dryer, and a balcony. The attic consists of a **separate two-bedroom apartment with a balcony**; the basement contains a **workshop room**, a laundry room, a toilet, storage space, and a boiler room. **In total, the villa has 5 bedrooms, 2 living rooms, 2 kitchens with a dining room and lots of storage space.**

The house was **completely renovated in 2018** (including a new roof, wiring, wooden double-glazed windows, etc.). Heating is by gas boilers (separate for each apartment, separate electricity meters). **The southeast-facing garden** is landscaped with mature **fruit trees**. The original **garage**, which can potentially be extended, is currently used as storage space.

The house is located on a **wonderful cul-de-sac** near the **Košíře-Motol Nature Park**, a few steps from a **high school**, a 15-minute walk or 2-minute drive from a kindergarten and elementary school, a **sports hall, and tennis courts**. Grocery stores, cafes, and restaurants are within easy reach. A bus stops near the house, and there is a tram stop within walking distance, from which you can reach the Smíchov center of **Anděl** in just a short time.

Usable area 370.1 m², including terrace 28.8 m², two balconies 7.1 m² and a garage 24 m², built-up area 150 m², garden 433 m², plot 583 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

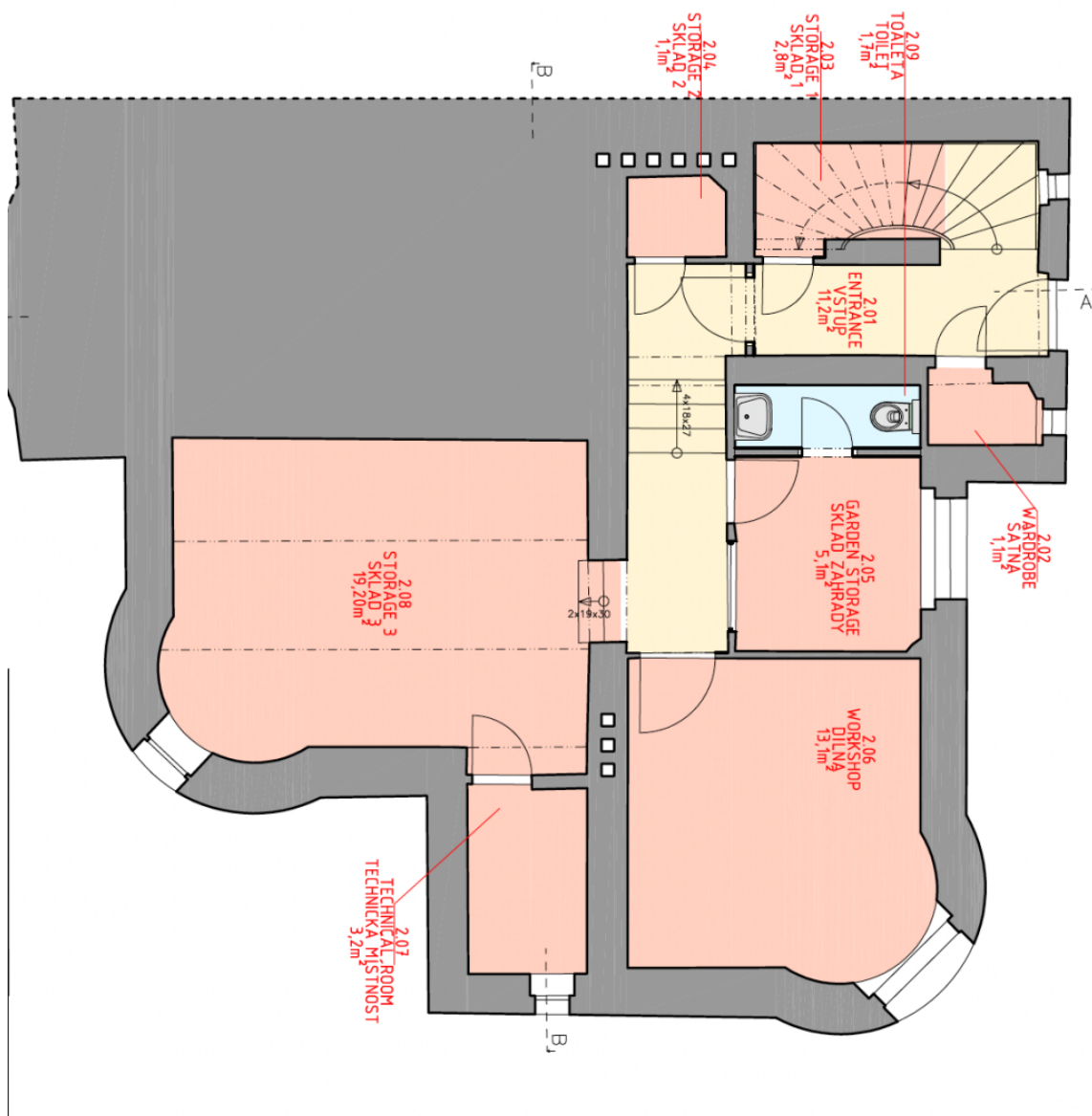




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The floor plan for the second floor includes the following rooms and features:

- 2.01 STAIRCASE STAIRS** (8,3m): A spiral staircase located in the top left corner.
- 2.02 ENTRANCE VSTUP 1** (2,9m): An entrance area adjacent to the staircase.
- 2.03 CLEANNING UKLID** (1,9m): A small utility room.
- 2.04 BATHROOM KOUPELNA** (3,6m): A bathroom with a toilet and sink.
- 2.05 KITCHEN KUCHYN** (21,9m): A kitchen area with a dining table and chairs.
- 2.06 LIVING ROOM OBYVACI PROSTOR** (42,6m): A large living room with a sofa, armchairs, and a coffee table.
- 2.07 VSTUP 2 ENTRANCE 2** (5,3m): An entrance area on the right side.
- 2.08 EXT. STAIRS VENKOVNI SCHODY** (6,0m): External stairs leading to the ground floor.

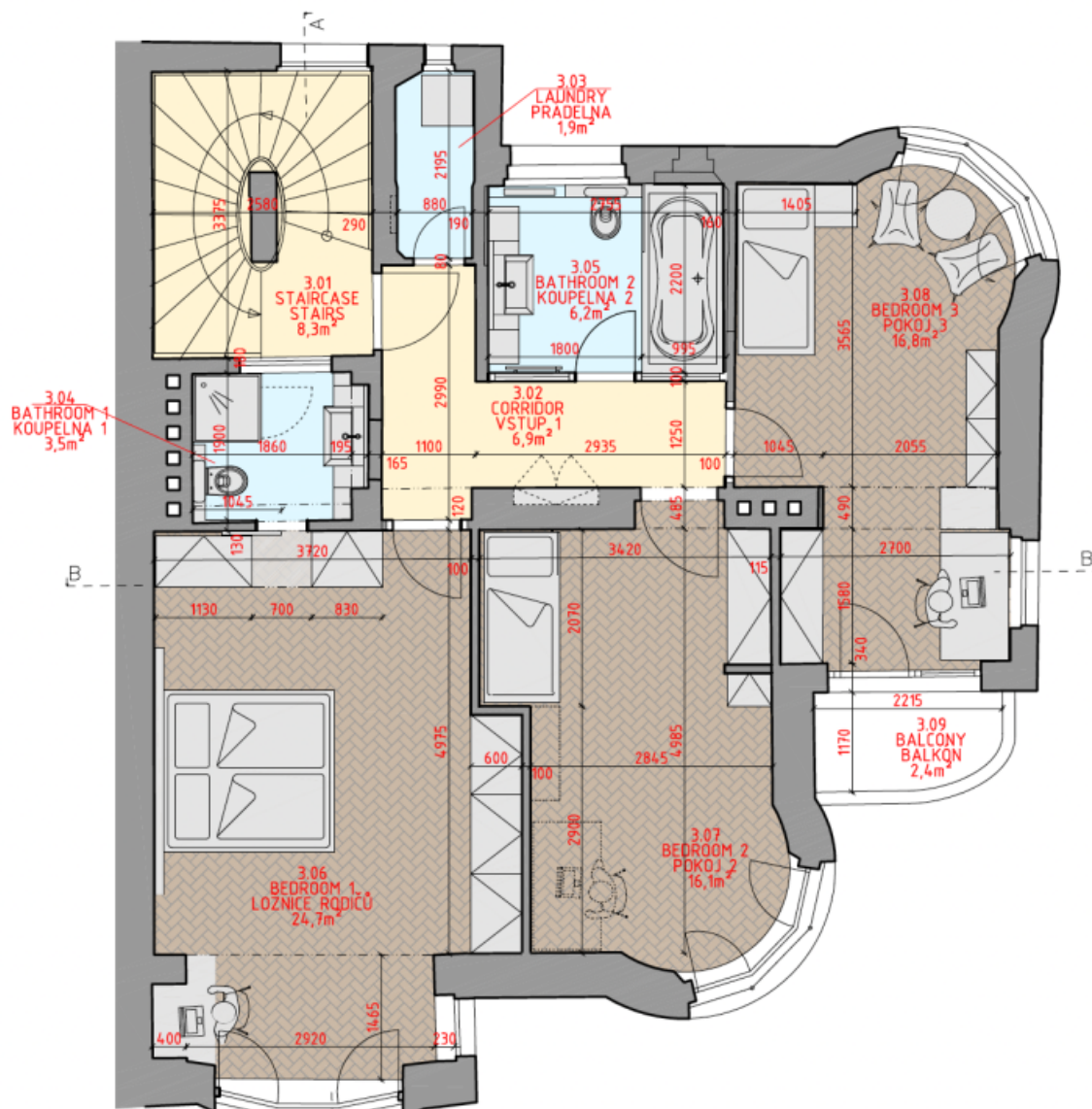
The plan also shows various dimensions for walls, furniture, and other architectural elements, as well as a curved wall on the right side.



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