



House Five-bedroom (6+kk)

Ask for price

351 m², Prague 5, Smíchov





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Total area	351 m ²
Plot	525 m ²
Foot print	146 m ²
Garden	379 m ²
Floor area	324 m ²
Balcony	5 m ²
Terrace	15 m ²
Parking	Yes
Cellar	8 m ²
PENB	G
Reference number	102005

An attractive 1930s residence (½ semi-detached house) with panoramic views of Prague and its garden will provide future owners with a high level of comfort thanks to its sensitive reconstruction and use of first-class materials and modern technologies, including air-conditioning. The villa is located in a quiet location in the prestigious Smíchov neighborhood of Hřebenky.

The dominant feature of the 1st floor is the over **50-meter living space** with a kitchen, dining room, **bay window**, and access to the **terrace**. Also on this level there is a cloakroom, a toilet, and an entrance hall, and a staircase. On the 2nd floor there are 2 large bedrooms (1 with a bay window), a study with a **small balcony**, a bathroom (bathtub, toilet, 2 sinks), and a hallway. In the attic there is a master bedroom with a **beautiful view of Prague**, a generously designed dressing room and bathroom, a separate toilet, and a room with versatile use (for example, as a study). The basement houses a laundry room, utility room, and storage, with space enough for the creation of a **wine cellar**.

The villa was built in **1912** according to the designs of a successful architect of the time. The recent reconstruction honored the architect's original intention, but the interior was also conceived in the spirit of current **design trends**. The casement windows with insulating double glazing and **brass fittings** are new; the entrance door is a replica of the original one. The interior is ventilated by **220 cm high rebated doors** from the Italian brand Pivato and **double-leaf glass doors**, the rooms are unified by a **thresholdless two-layer Berger oak floor in a tree pattern**, and the staircase is lined with **custom-made Portuguese merraz** (95% marble without a single joint) and surrounded by a **refurbished original railing**. The kitchen, with a central island and **Brazilian quartzite bar**, is equipped with Miele appliances and a stainless steel sink and faucet in a copper shade. **The exclusive appearance of the bathrooms** with large-format **Spanish and Italian tiles** is complemented by Villeroy & Boch minimalist fittings and high-quality Gessi faucets. The ground floor and staircase landings have underfloor heating, with radiators on the upper floors. **Unobtrusive air-conditioning** units located in the false ceilings are used to cool all living rooms. The house is secured by an electronic security system with the possibility of connecting it to a central protection desk. A grass lawn with **automatic irrigation** was laid in the garden, and a **practical garden house** is located under the terrace. The surface of the **2 outdoor parking spaces** is made of natural quartzite stone paving.

The residence is located on a quiet street in the **elegant residential district of Hřebenky** in the neighborhood of the **Petřín natural monument**, on the border between Malá Strana and Smíchov. Complete civic amenities, the



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Smíchov shopping center, schools, kindergartens, the **French lyceum**, as well as the **landscaped Sacré Coeur and Bertramka parks** are in the vicinity of this pleasantly peaceful location. By car, it is possible to easily connect to a tunnel complex, and public transport to the center (Charles Square) is provided by buses.

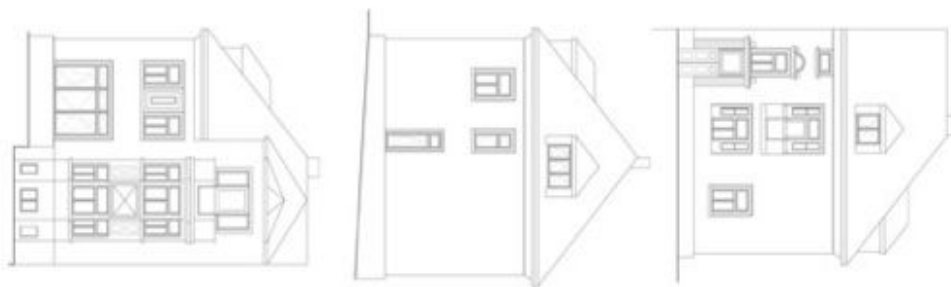
Usable area 343.75 m², built-up area 146 m², garden 379 m², land 525 m².



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PROJEKT T8
Praha 5 - Hřebenky



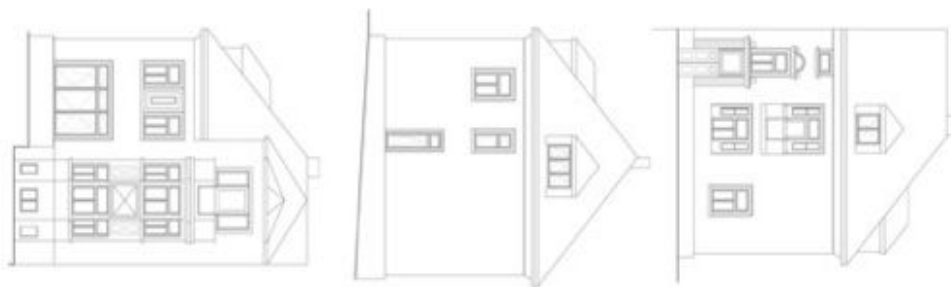
1.PP	
0.01	SCHODIŠTĚ 1,45 m ²
0.02	CHODBA 7,10 m ²
0.03	TECHNICKÁ MÍSTNOST 10,60 m ²
0.04	SKLAD 7,50 m ²
0.05	DOMÁCI PRÁCE 18,90 m ²
0.06	ZAHRADNÍ SKLAD 11,25 m ²
CELKOVÁ PLOCHA	56,80 m²



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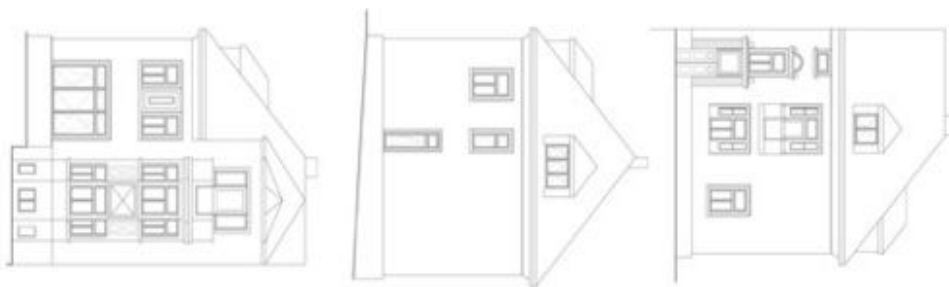
1.NP		
1.01	VSTUP, SCHODIŠTĚ	12,65 m ²
1.02	HALA	10,40 m ²
1.03	WC	2,65 m ²
1.04	ŠATNA	9,85 m ²
1.05	KUCHYNĚ	11,65 m ²
1.06	OBYVACÍ POKOJ	45,80 m ²
CELKOVÁ PLOCHA		93,00 m²
1.07	TERASA	15,00 m ²



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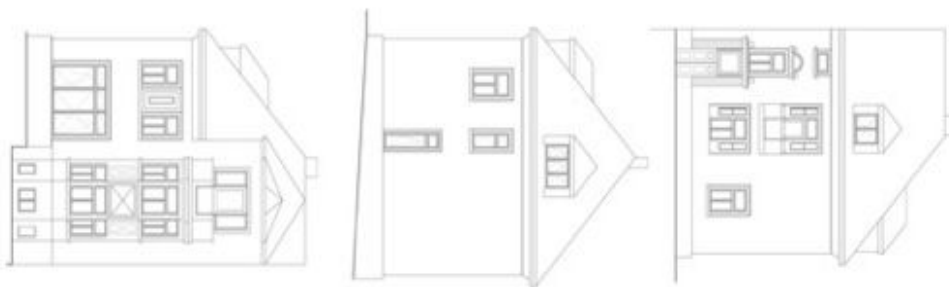
2.NP		
2.01	SCHODIŠTĚ	12,35 m ²
2.02	CHODBA	6,05 m ²
2.03	LOŽNICE/PRACOVNA	12,35 m ²
2.04	KOUPELNA	13,15 m ²
2.05	LOŽNICE	20,40 m ²
2.06	LOŽNICE	26,00 m ²
CELKOVÁ PLOCHA		90,30 m²
2.07	BALKON	1,75 m ²



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3.NP		
3.01	SCHODIŠTĚ	12,50 m ²
3.02	KOUPELNA	10,10 m ²
3.03	WC	1,40 m ²
3.04	PRACOVNA	11,30 m ²
3.05	ŠATNA	26,20 m ²
3.06	LOŽNICE	22,00 m ²
CELKOVÁ PLOCHA		83,50 m²
3.07	BALKON	3,40 m ²