



## House Six-bedroom (7+1)

295 m<sup>2</sup>, Prague 5, Smíchov, Ke Klimentce

€ 1 076 340 | CZK 27 000 000





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Total area	295 m <sup>2</sup>
Plot	469 m <sup>2</sup>
Foot print	157 m <sup>2</sup>
Garden	312 m <sup>2</sup>
Floor area	265 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	105594

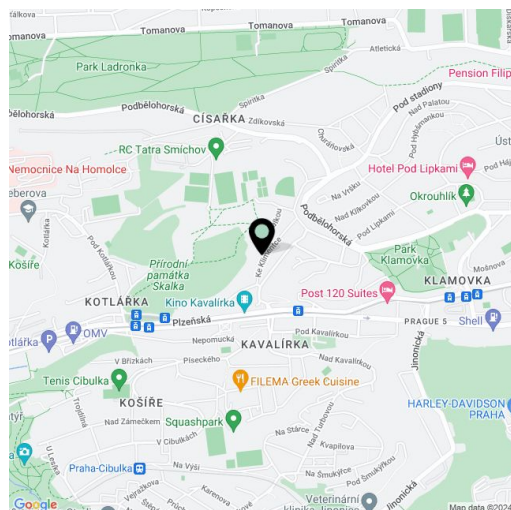
This family villa with 3 separate apartments and a garden is located in a quiet part of Prague's Smíchov neighborhood directly below a nice park and the Skalka Natural Monument—an attractive place with a relaxed atmosphere full of classic family houses from the first half of the 20th century with beautiful mature gardens. This separate half of a semi-detached house is currently an investment property, but the sale is also includes a draft for the building for an overall reconstruction, including an extension.

On the ground floor of the **south-facing** four-story building, there is a 1-bedroom apartment with an area of 68.41 m<sup>2</sup>, which consists of a living room, kitchen, bedroom, and bathroom. The 1-bedroom unit (74.64 m<sup>2</sup>) on the 1st floor consists of a living room with a balcony, a kitchen, a bedroom, a bathroom, and a separate toilet. On the 2nd and 3rd floors is a 156.8 m<sup>2</sup> large **duplex** with a 2-bedroom layout. On its lower level is a living room, kitchen, bedroom, bathroom, and separate toilet; the upper floor is occupied by a bedroom with access to a **spacious** terrace, a bathroom, a separate toilet, and a utility room. The cellar space is located on the ground floor of the house, and a parking space will be added to the property. The building is not a cultural monument and is not located in a protected heritage zone.

The historic character of the interior is preserved by **wooden parquet floors** and **wooden casement windows**. All units are equipped with a gas boiler; the electrical wiring is now being replaced. Adjacent to the house is a large 312 m<sup>2</sup> **garden**.

The villa is in a great location on a cul-de-sac, just a few minutes' walk from the **Kavalírka** tram and bus stop (7 minutes to **Anděl**), a cinema, several restaurants, cafes, shops, or a private kindergarten. The adjacent park and Skalka Natural Monument promise a pleasant stay in the countryside, and for active athletes there is the possibility of using the neighboring facilities of the Čechie Smíchov sports club (soccer pitch, tennis courts, rugby). By car, you can reach the city center, a tunnel complex, and the Rozvadovská spojka in a few minutes.

Floor area 265 m<sup>2</sup>, terrace 30 m<sup>2</sup>, plot 469 m<sup>2</sup>.

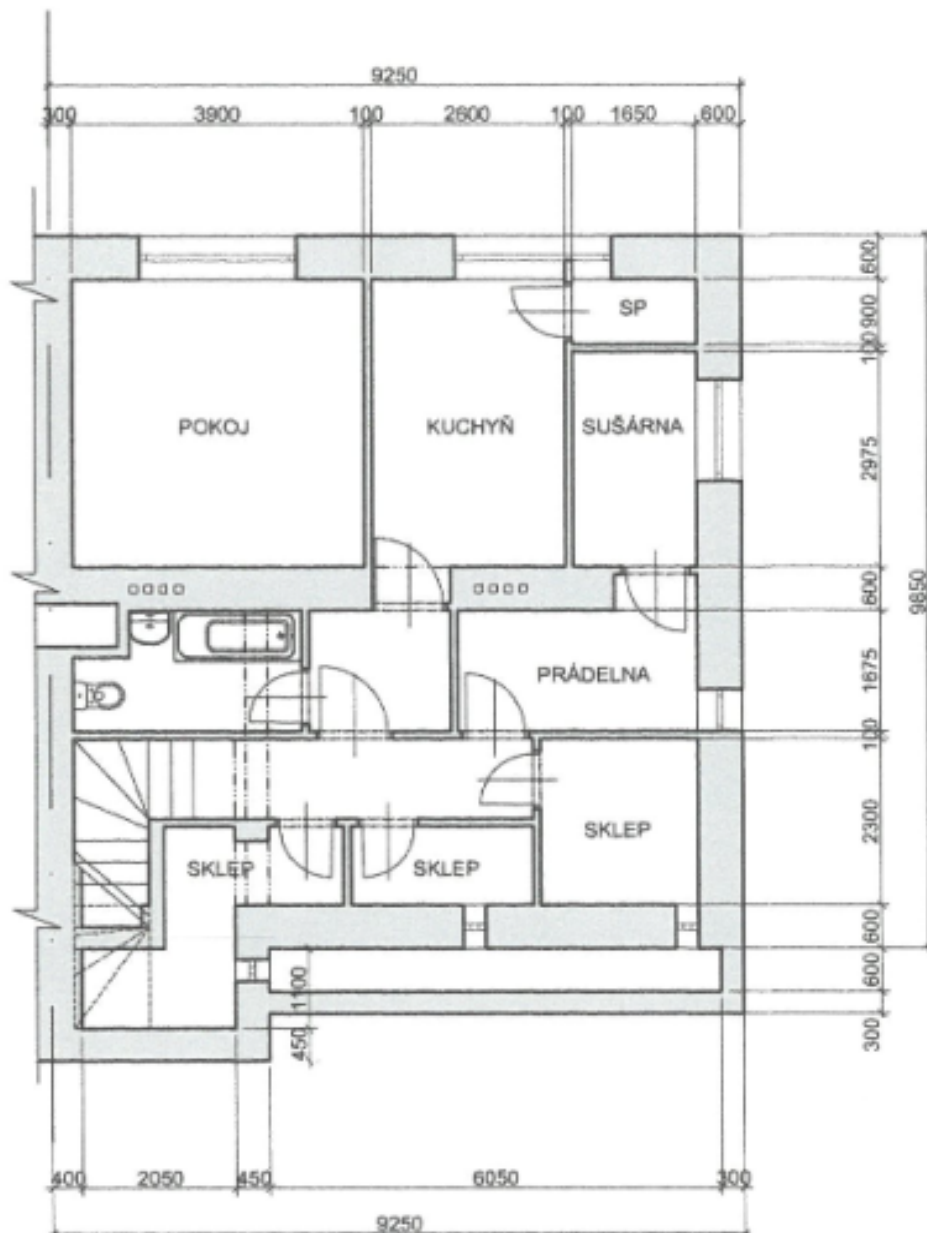




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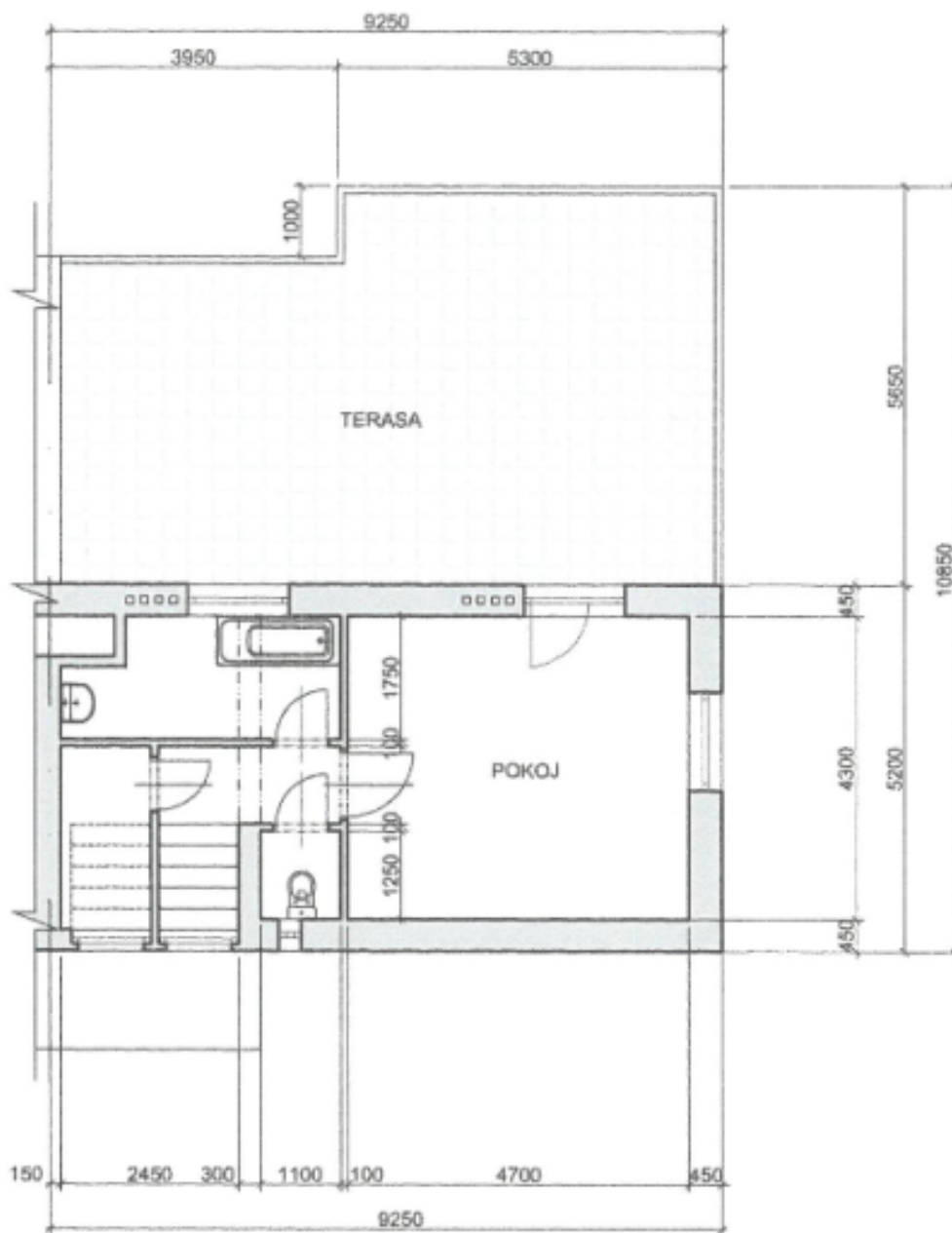




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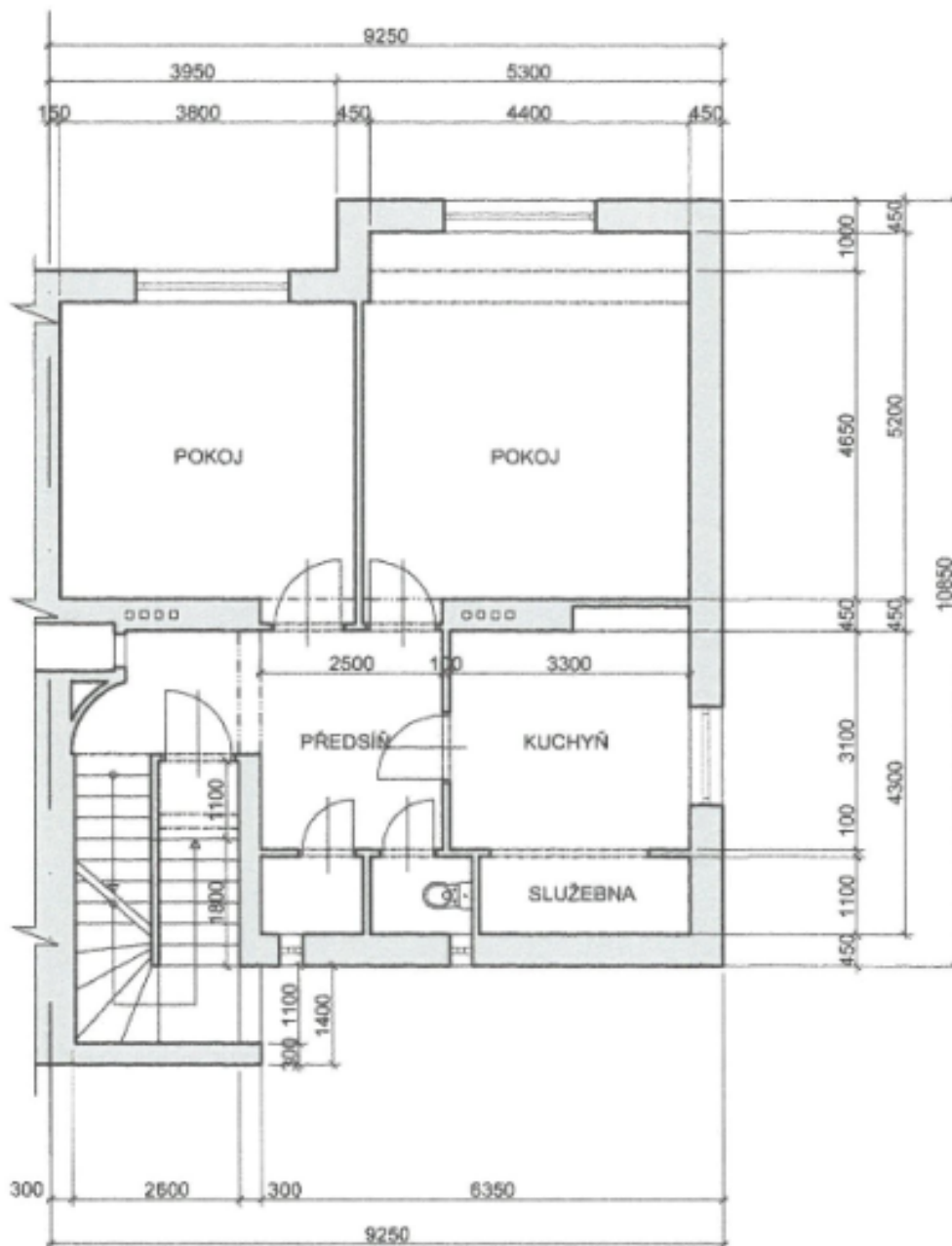




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