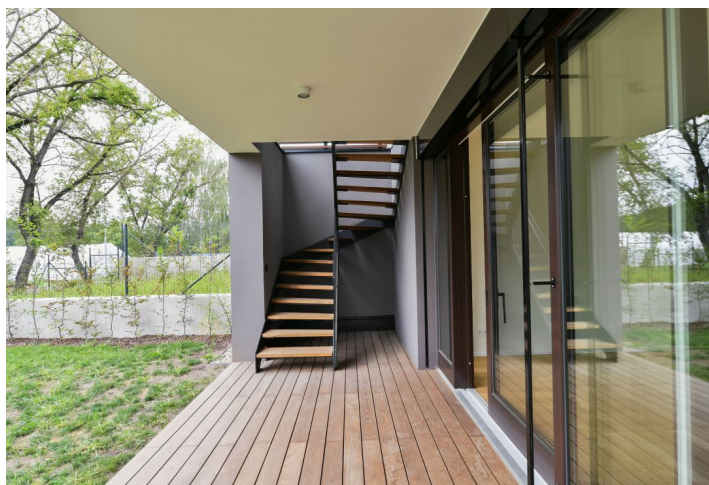




## House Four-bedroom (5+kk)

€ 1 797 843 | CZK 45 000 000

310 m<sup>2</sup>, Prague 5, Smíchov, Kvildská





## House Four-bedroom (5+kk)

€ 1 797 843 | CZK 45 000 000

310 m<sup>2</sup>, Prague 5, Smíchov, Kvildská

Usable area	310 m <sup>2</sup>
Plot	428 m <sup>2</sup>
Foot print	133 m <sup>2</sup>
Garden	295 m <sup>2</sup>
Floor area	249 m <sup>2</sup>
Terrace	61 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105595

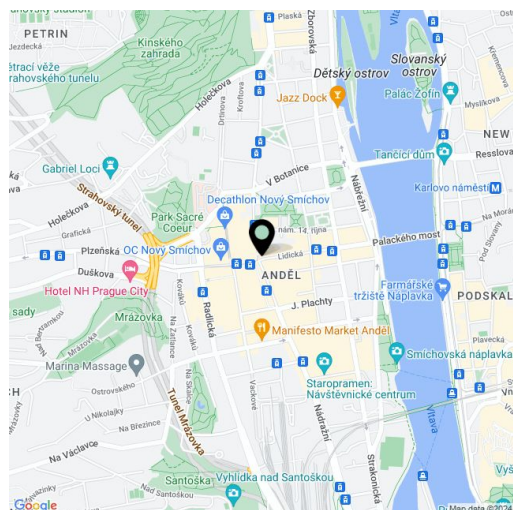
This modern energy-efficient house with 3 bedrooms, 3 terraces, and a garden is part of a new residential complex adjacent to the popular Ladronka Park. The three-story new building located on a southern slope of Prague 5 in Císařka offers a beautifully lit interior with a view of the greenery and at the same time exceptional living of the highest standard.

The elaborate layout according to the designs of a well-known atelier creates an **ideal connection between the interior and the exterior**. On the ground floor is a living room with a kitchen, dining room, and pantry, a toilet, a hallway, a vestibule, and a **garage for 2 cars**. From the living room you enter the **wooden terrace**, where there is an outdoor staircase leading to the lowest floor and to the **garden**. The quiet part of the house is located on the 1st floor and is accessible via an interior staircase. It consists of a bedroom with an **en-suite bathroom**, another 2 bedrooms, which has an entrance to the second **terrace**, and a 2nd bathroom. In the basement at the garden level there are 2 storage rooms, a utility and cleaning room, and an over **twenty-meter room** with access to the terrace. This space is ideal as a guest room, additional bedroom, or home gym.

The interior design is characterized by **wooden floors**, large-format windows with **sliding doors** and interior doors with **concealed hinges**. The windows (insulating triple glazing) are fitted with **exterior window blinds**. The bathrooms are lined with large-format floor and wall tiles and equipped with high-quality sanitary ware, including **built-in faucets**. The supply of fresh air is ensured by a recuperation unit, and heating and cooling is by a technically advanced **ceiling system** connected to a **heat pump**. The central vacuum cleaner and Loxone smart home system make controlling home functions easier. The roof, covered with **extensive greenery**, can be fitted with photovoltaic panels, and rainwater collected in a **retention tank**. The villa has a **security system** (window motion sensors, interior and exterior siren).

The popular location of **Císařka** meets all requirements for comfortable city life, while allowing residents privacy and peace near nature, whether it is the multi-purpose **Ladronka** and Motol parks or the **Skalka** natural monument. Various sports venues, including a **golf course**, as well as restaurants, shops, schools, hospitals, and other medical facilities are within easy reach. The area is easily accessible both by public transport (buses, trams, **Nemocnice Motol** metro station) and by car (a few minutes' drive to Smíchov, just as far to the Prague Ring Road or a tunnel complex).

Floor area 249.4 m<sup>2</sup> (including garage 36.5 m<sup>2</sup>), terraces 60.6 m<sup>2</sup>, garden 294 m<sup>2</sup>, plot 428 m<sup>2</sup>.

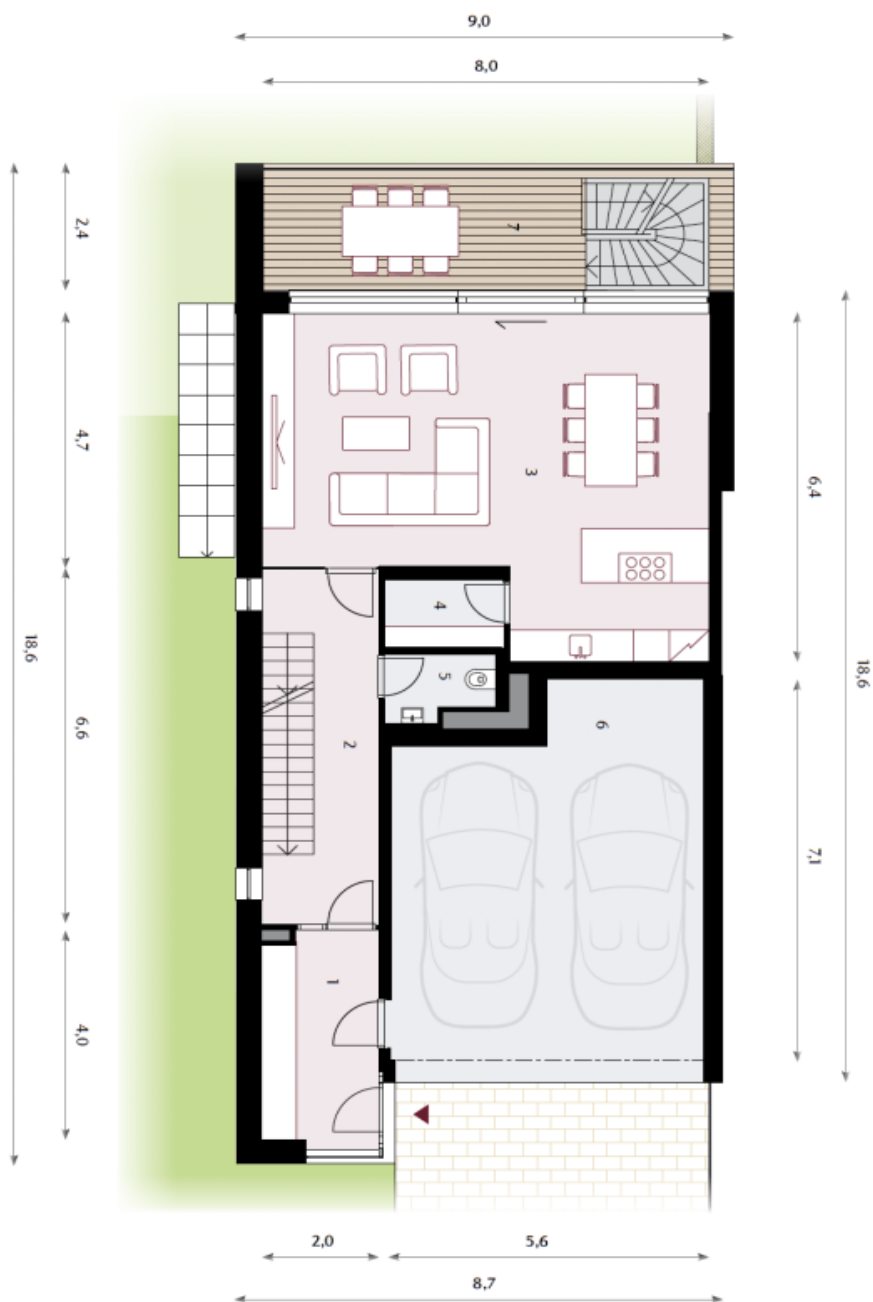




# House Four-bedroom (5+kk)

€ 1 797 843 | CZK 45 000 000

310 m<sup>2</sup>, Prague 5, Smíchov, Kvildská



Prizemí (1.NP) | 107,2 m<sup>2</sup>

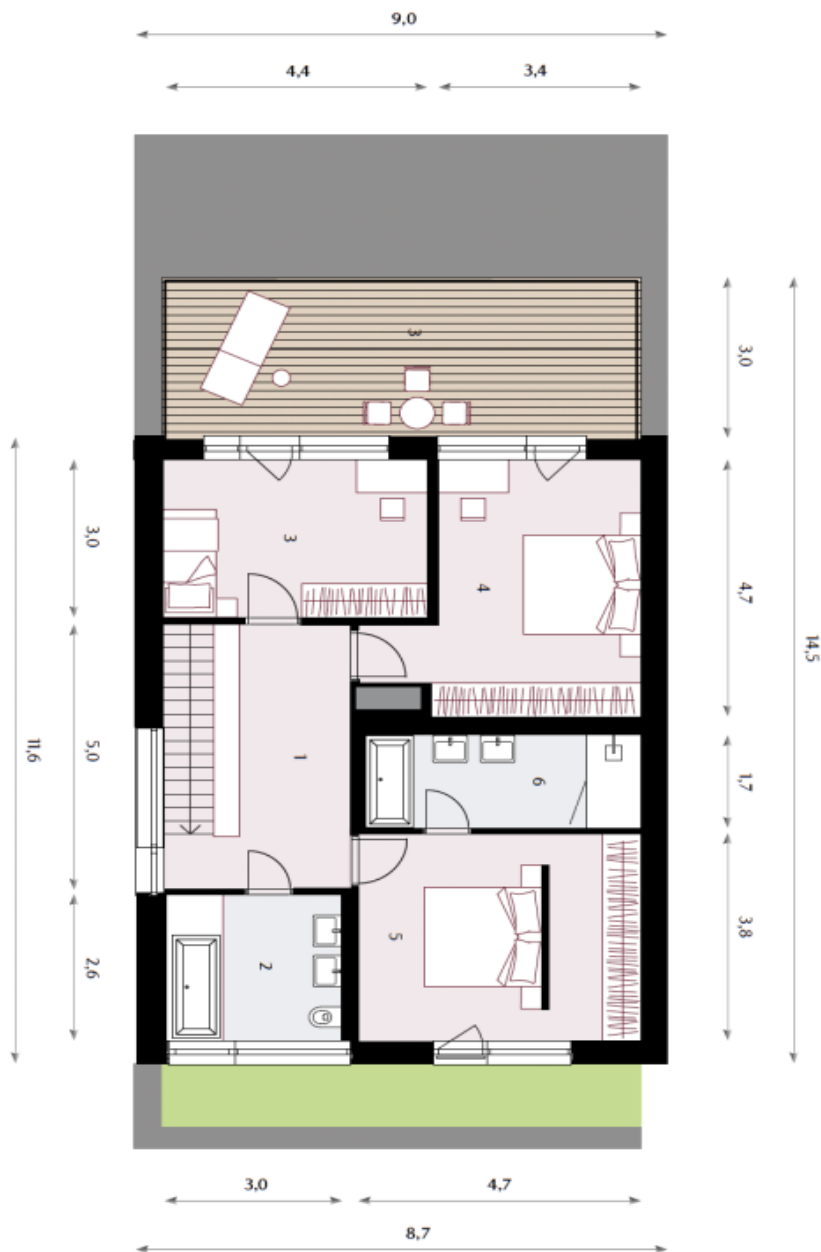
1	zádvěří	8,1 m <sup>2</sup>
2	hala	13,8 m <sup>2</sup>
3	obývací pokoj	43,9 m <sup>2</sup>
4	spíž	2,7 m <sup>2</sup>
5	wc	2,3 m <sup>2</sup>
6	garáž	36,5 m <sup>2</sup>
<b>UŽITNÁ PLOCHA</b>		<b>107,2 m<sup>2</sup></b>
7	terasa	19,3 m <sup>2</sup>



# House Four-bedroom (5+kk)

310 m<sup>2</sup>, Prague 5, Smíchov, Kvildská

€ 1 797 843 | CZK 45 000 000



1. patro (2.NP) | 78,7 m<sup>2</sup>

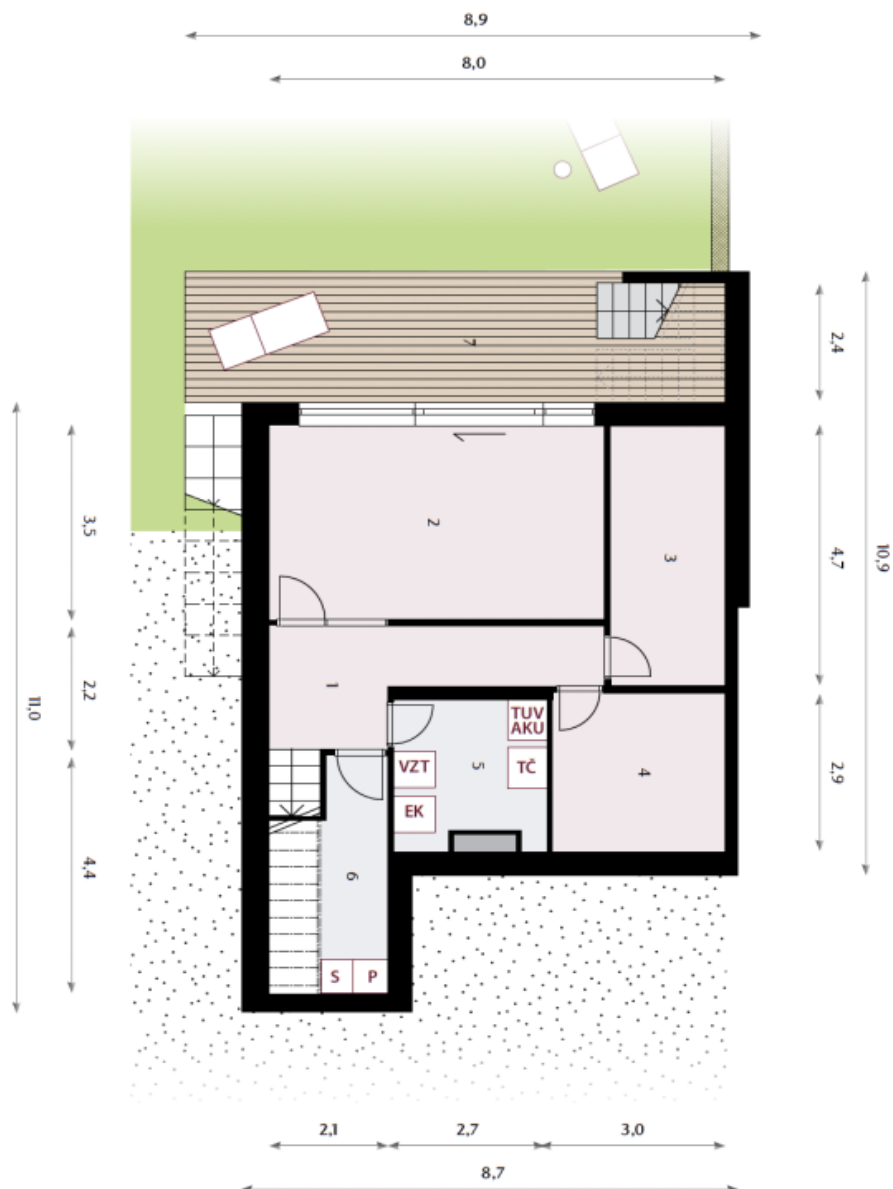
1	chodba	15,4 m <sup>2</sup>
2	koupelna	7,6 m <sup>2</sup>
3	pokoji	12,9 m <sup>2</sup>
4	pokoji	17,5 m <sup>2</sup>
5	ložnice	17,7 m <sup>2</sup>
6	koupelna	7,7 m <sup>2</sup>
UŽITNÁ PLOCHA		78,7 m <sup>2</sup>
7	terasa	22,0 m <sup>2</sup>



# House Four-bedroom (5+kk)

€ 1 797 843 | CZK 45 000 000

310 m<sup>2</sup>, Prague 5, Smíchov, Kvildská



Suterén (1.PP) | 63,5 m<sup>2</sup>

1	chodba	9,9 m <sup>2</sup>
2	dílňa	20,6 m <sup>2</sup>
3	sklad	9,4 m <sup>2</sup>
4	sklad	8,9 m <sup>2</sup>
5	technická místnost	6,9 m <sup>2</sup>
6	domácí práce	7,8 m <sup>2</sup>
7	terasa	19,3 m <sup>2</sup>
<b>UŽITNÁ PLOCHA</b>		<b>63,5 m<sup>2</sup></b>