



## House Five-bedroom (6+1)

Rented

848 m<sup>2</sup>, Prague 5, Smíchov, Nový Zlíchov





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Usable area	848 m <sup>2</sup>
Plot	1 299 m <sup>2</sup>
Foot print	242 m <sup>2</sup>
Floor area	801 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	13133
Available from	Immediately

**Benefiting from an indoor swimming pool and beautiful views of Prague incl. the Vyšehrad Castle, this spacious unfurnished 3-5-bedroom 4-bathroom free standing villa is situated in a quiet residential area in Smíchov, Prague 5. Located within quick reach of the commercial district of Anděl, in close vicinity of the peaceful environment of the Prokopské Valley. The house is ideally suited for embassy purposes.**

Ground floor: living room with a marble fireplace and a circular staircase, a fully fitted kitchen with pantry, dining room, office, walk-in closet, guest toilet, entry hall, garage access. First floor: master bedroom with a full bathroom, a fitted walk-in closet and two balconies, second bedroom with an adjacent study and bathroom plus access to a large terrace, third bedroom with bathroom and terrace access, hall. Lower ground floor: spacious conference room with a separate entrance from the street and access to the garden, a small kitchen, shower bathroom, laundry room, storage room. Garden level: indoor pool, relaxation area, shower bathroom with sauna, toilet, utility area, terrace and garden access.

Solid wood parquet floors, tiles, floating floors, built-in wardrobes, French windows, gas boiler, blinds, alarm. Double garage (37 m<sup>2</sup>) plus parking on the street. Utilities are billed separately (transfer to the tenant). Unfurnished.

