



## House Three-bedroom (4+kk)

Sold

539 m<sup>2</sup>, Prague 5, Smíchov, Pod Císařkou





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Total area	539 m <sup>2</sup>
Plot	1 205 m <sup>2</sup>
Foot print	121 m <sup>2</sup>
Garden	879 m <sup>2</sup>
Floor area	443 m <sup>2</sup>
Terrace	96 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	17150

**Freestanding contemporary villa with an atrium, garden, 2 terraces and a balcony, situated in the prime location of Na Hřebenkach, near Ladronka Park and convenient to the city center.**

The ground floor offers a two car garage, guest room, laundry, bathroom, rest/relaxation room, preparation for sauna, and a separate toilet. On the first floor there is a spacious open-plan living room with kitchen, study, entrance to the terrace and a winter garden. The second floor features two en-suite bedrooms, one of which has a terrace. On the third floor there is a master bedroom with an en-suite bathroom and south-facing terrace overlooking peaceful greenery. Features include window shutters, parquet flooring, modern kitchen with built-in appliances.

Interior 442.53 m<sup>2</sup> including 95.71 m<sup>2</sup> of 2 terraces and balcony/, built-up area 121 m<sup>2</sup>, land 1205 m<sup>2</sup>

