



## House Seven-bedroom (8+1)

550 m<sup>2</sup>, Prague 5, Smíchov, U Nesypky

**Sold**







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Plot	1 370 m <sup>2</sup>
Foot print	386 m <sup>2</sup>
Garden	984 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	20342

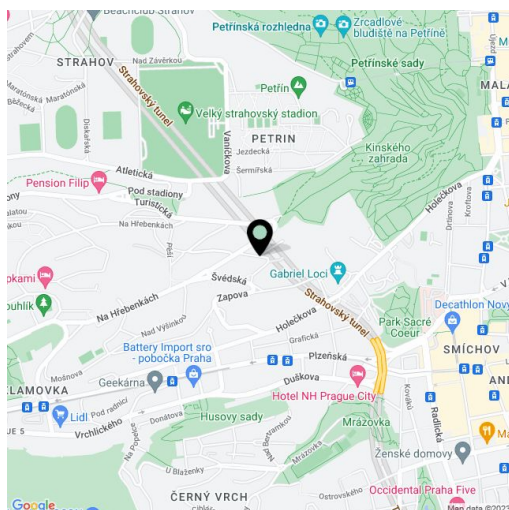
**Air-conditioned 1920's villa after a complete renovation, boasting fireplaces, an elevator and a home cinema. Located conveniently in a pleasant residential area of Prague 5, this house benefits from the close vicinity of the vast zahrada Kinských park and excellent access downtown.**

The villa is comprised of 4 floors, including a basement and attic. The ground floor consists of a sunny living room with **fireplace**, a kitchen, dining room, sunroom, **home cinema**, guest toilet, and a staircase hall, while the lounge and the hall have access to the elevated terrace and the adjacent garden. On the 1st floor there are 3 bedrooms, two of them with access to the terrace and the main one in addition with en-suite walk-in wardrobe and **double sided fireplace shared with a large bathroom with sauna**, bath, shower and toilet; there is also a shared bathroom and gym on this floor. The attic consists of a spacious study, 2 storage rooms and a bathroom with bathtub. In the basement you find a studio apartment with kitchenette, closet and bathroom, **wine cellar**, technical facilities, including server room, boiler room and laundry room, and plenty of storage space.

Top-quality equipment includes **air-conditioning** with regulation of temperature, humidity and sanitairiness, central control of sound system, temperature, lighting, etc., **Italian marble** in the master bathroom, wood parquet floors, stone mosaic on the 1st floor, custom-made built-in furniture in the Classicist style (especially in the kitchen, living room, dining room, cinema room), **elevator**, central vacuum, Miele appliances in the laundry room, **computer network wiring and HD video and sound system wiring** in every room, security system with cameras. The house went through a complete reconstruction in 2004 - new roof, ceilings, floors, insulation, **garage for 2 cars** with a green roof, landscaped garden with mature greenery and automatic irrigation.

Quiet residential area close to a large park, just a 3 minute walk to the bus stop, after which it is 10 minutes to the Nový Smíchov shopping center and metro in Anděl.

Interior 550 m<sup>2</sup>, built-up area 386 m<sup>2</sup>, garden 984 m<sup>2</sup>, plot 1370 m<sup>2</sup>.

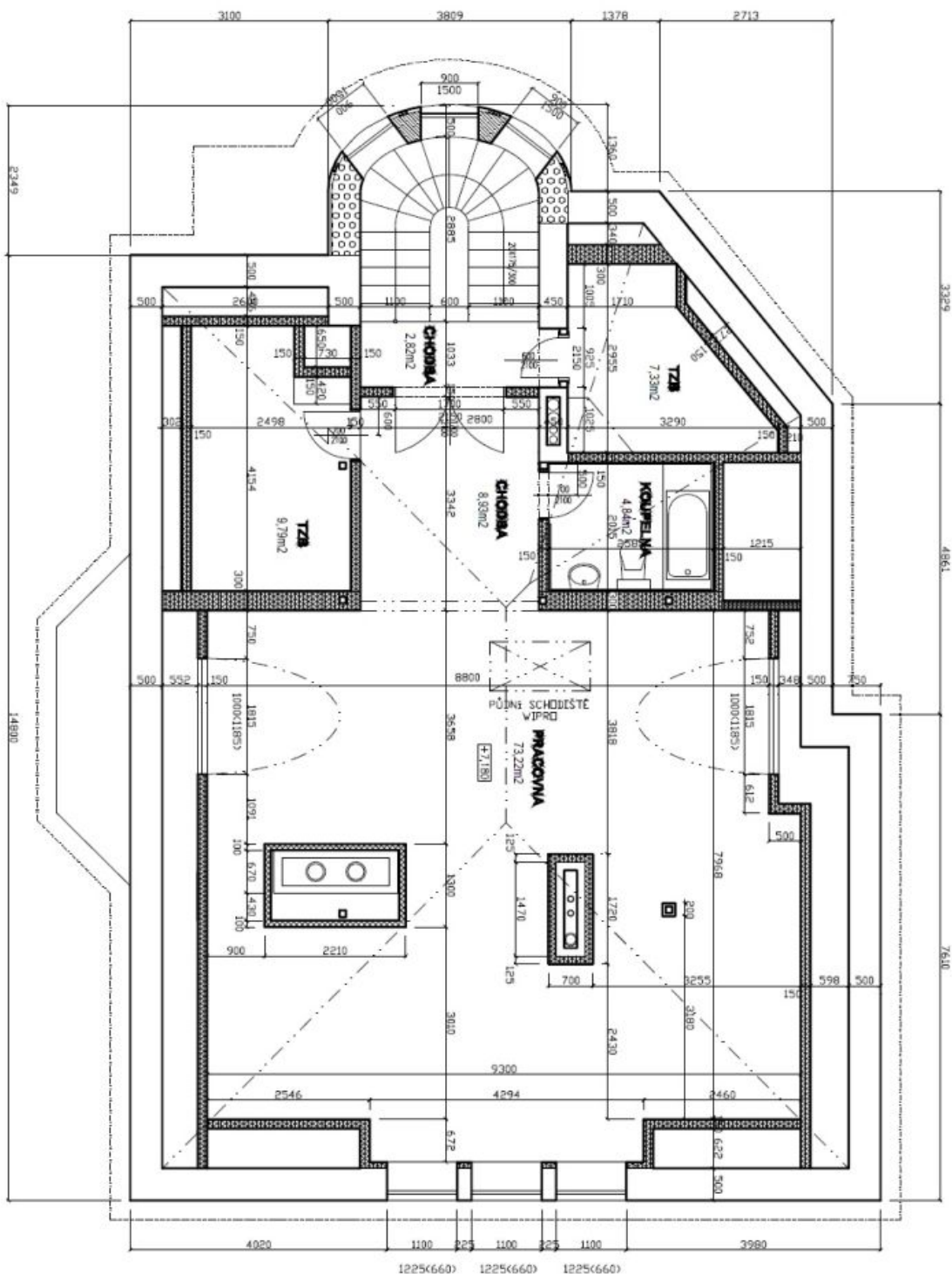




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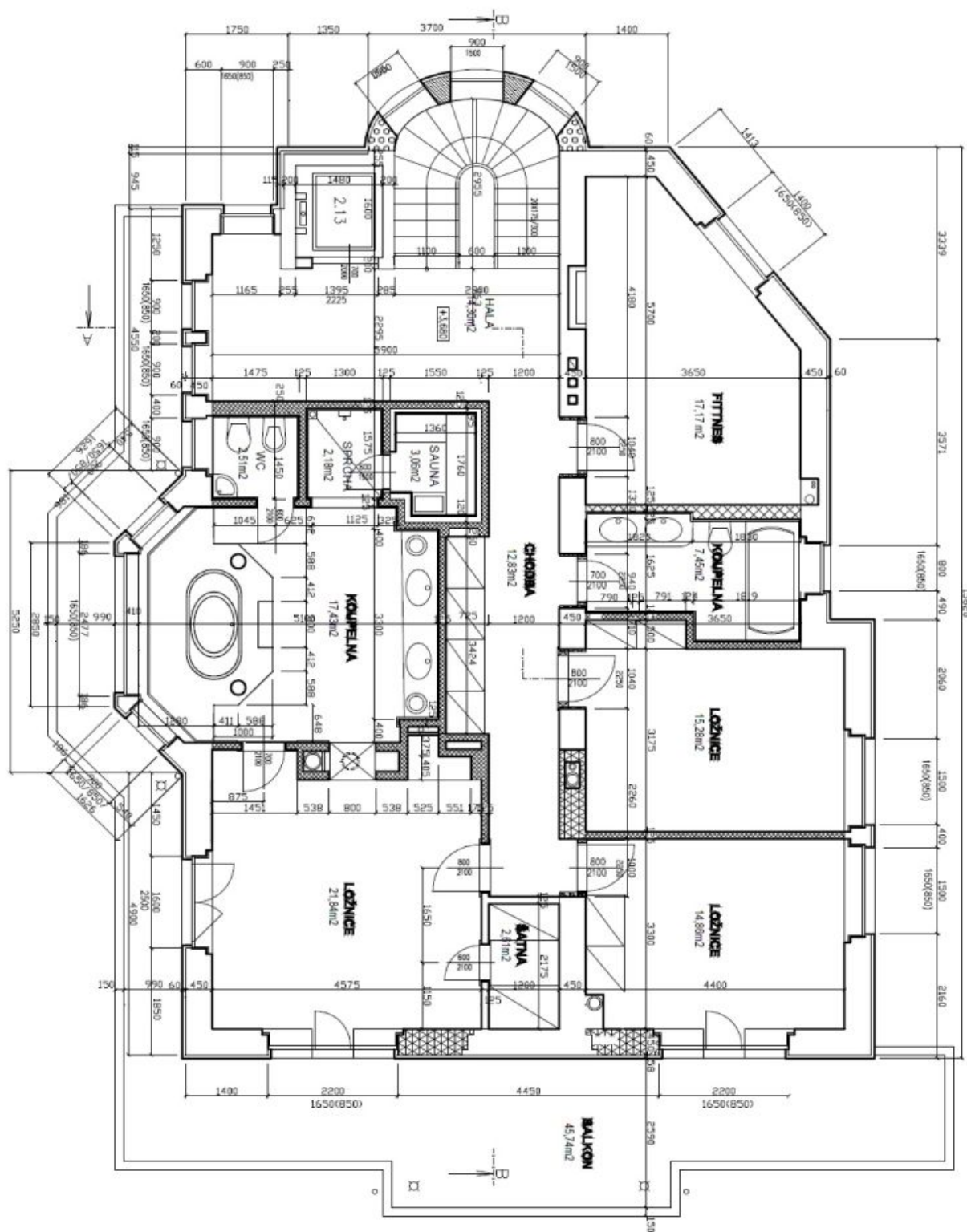




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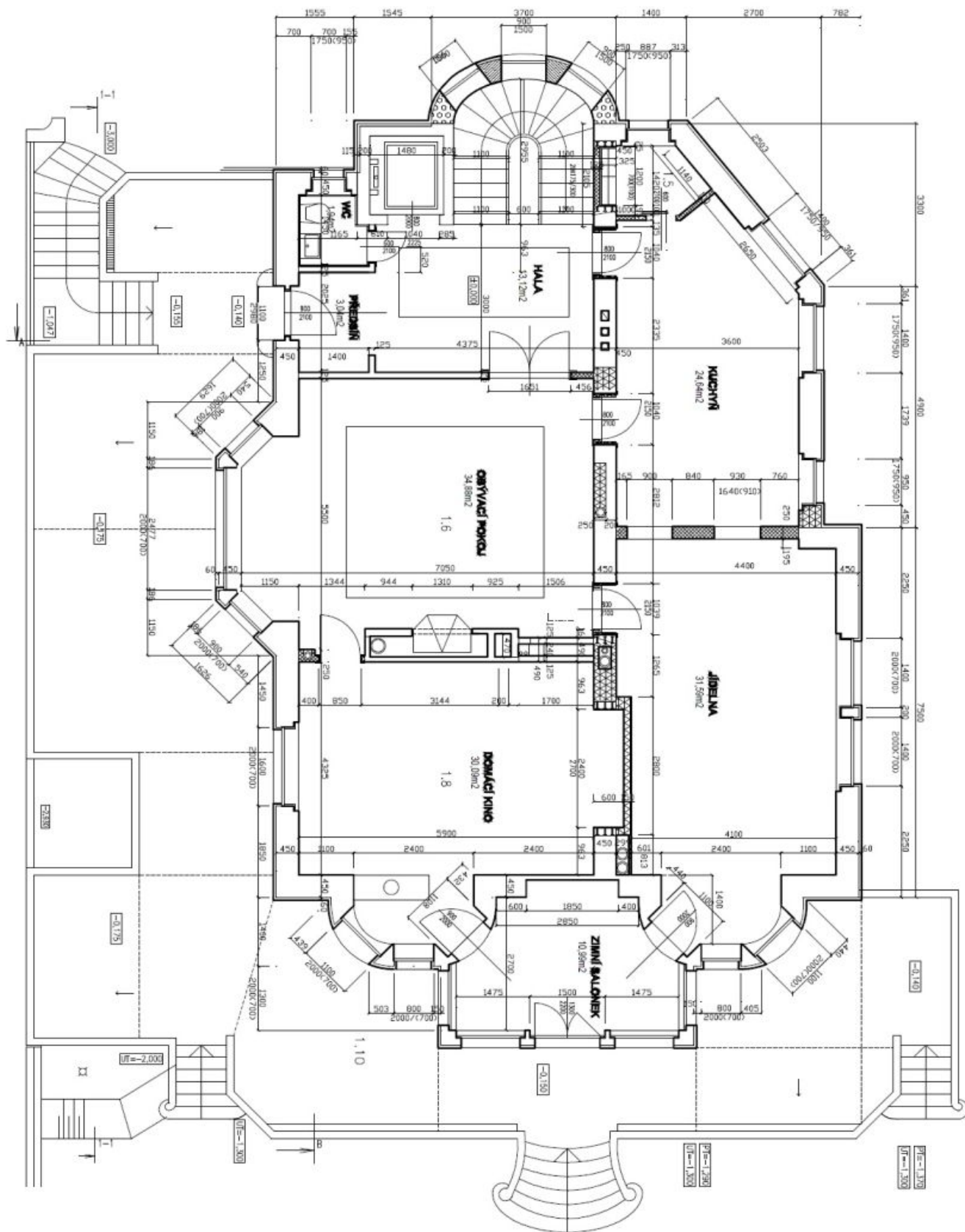




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