



## House Six-bedroom (7+kk)

Rented

490 m<sup>2</sup>, Prague 5, Košíře, Musílkova





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Usable area	490 m <sup>2</sup>
Plot	442 m <sup>2</sup>
Foot print	194 m <sup>2</sup>
Garden	248 m <sup>2</sup>
Floor area	400 m <sup>2</sup>
Terrace	90 m <sup>2</sup>
Parking	Garage for 2 cars.
Garage	Yes
Cellar	Yes
Service price	Service charges are billed separately.
PENB	G
Reference number	21084
Available from	Immediately

**Luxurious 5-bedroom 5-bathroom family house with a lift and five terraces - situated in a quiet residential area in Prague 5. Located just a minute on foot to a tram and bus stop, with quick access to the Anděl shopping and entertainment center / metro station, and in close vicinity of the Klamovka and Kavalirka parks.**

The four-story villa, set on a slightly sloping terrain, designed by a leading architect offers 5 bedrooms, 5 bathrooms, a separate housing unit, and much more. The ground floor has a guest bedroom with terrace, bathroom with shower, toilet and bidet and a walk-in closet with built-in wardrobes. On the first floor there is a bedroom with walk-in closet and en-suite bathroom (bathtub, shower, double sink, toilet and bidet), study / small bedroom, and two additional bedrooms (tboth with walk-in closets), bathroom with bathtub, and a separate toilet. The second floor offers a spacious living room divided into a relaxation area with a fireplace and a living area with fully equipped kitchen, dining area and terrace overlooking the garden, and a bathroom with shower, toilet and bidet. On the lowest floor there is a second living room with fully fitted kitchen and terrace with access to the garden and laundry room, storage room, utility room with shower and toilet, and another separate toilet. The house can be divided into two separate living units and used as a duplex.

High quality materials (exposed concrete, marble, precious wood, wooden beams), Siemens appliances, outdoor electric blinds, built-in wardrobes and bookcases, wardrobes interior lighting, central air-conditioning and ventilation system. Services are billed separately - low energy costs. Parking in the onsite two-car garage.

