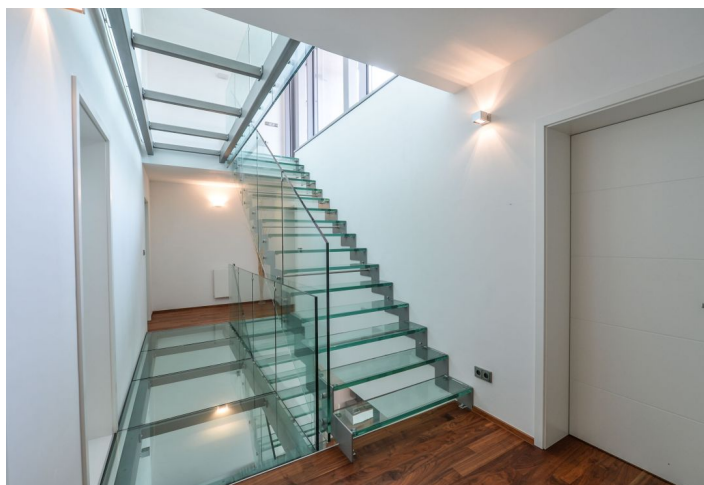




## House Eight-bedroom (9+kk)

Ask for price

366 m<sup>2</sup>, Prague 4, Modřany





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Total area	366 m <sup>2</sup>
Plot	515 m <sup>2</sup>
Foot print	150 m <sup>2</sup>
Garden	365 m <sup>2</sup>
Floor area	336 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	B
Reference number	26521

**Architecturally unique villa in a Functionalist style with two separate studios and the possibility of dividing it into three apartment units, stands on a quiet street at the edge of a forest. Elevated land, top-floor terrace and large-size windows provide amazing panoramic views of Prague.**

The three-story house from 2010 is designed as a multifunctional family house with a variable layout. In total it has **10 rooms**, a technical room and spacious corridors. On the ground floor there is a generous, **80-meter living room with a kitchenette**. The living room is connected by a glass sliding wall to the terrace and the adjoining garden. On the ground floor there are also **two separate rooms with a kitchenette, shower and toilet**, which have their own entrance from the outside and can be rented. The ground floor also has a technical room. The 1st floor consists of **4 rooms**, one of them has its own en-suite bathroom. There is also a **walk-in closet** and a main bathroom. The 2nd floor offers **2 large bedrooms** and an **air-conditioned glass-covered study** with an adjoining bathroom with a toilet, and also a **30-meter terrace with a unique view of Prague**. All rooms have a view of greenery, the nearby forest brings fresh air and positive energy into the house.

The **house can be separated into a 2-bedroom flat** (115 m<sup>2</sup>) with direct access to the garden on the ground floor, **3-bedroom flat** (115 m<sup>2</sup>) on the first floor and **another 2-bedroom flat** (100 m<sup>2</sup>) with terrace. All of these apartments have already prepared their **own entrance**, it is only necessary to build a staircase or an elevator.

High quality materials were used throughout the house. The most striking architectural feature is the glazed staircase, forming the backbone of the house. Floors on the gallery are also glazed. **Thanks to the glass, the house is full of natural light, giving the house a sense of airiness and lightness.** Floors in the rooms are made of solid wood, the windows are aluminum with double glazing and are shielded by internal blinds. The kitchen is **Miele** brand. The villa also includes a Japanese minimalist garden with decorative solitaires, the garden uses an automatic irrigation system. The house is **prepared for the construction of a lift** and is protected by a security system.

The villa is located in a quiet location directly on the border of **Modřanská rokle - Cholupice Nature Park**. PIT stop is within walking distance, there is a bus connection that takes 4 minutes to tram no. 3 and 17. The nearest shopping center, post office, pharmacy, medical center and other amenities is in the vicinity of **Sofijske namesti**, which is 4 minutes away by car. There are several basic schools and kindergartens in Modřany and Komořany.

Usable area 336 m<sup>2</sup>, terrace 30 m<sup>2</sup>, land area 515 m<sup>2</sup>, built-up area 150 m<sup>2</sup>, garage 25 m<sup>2</sup>.



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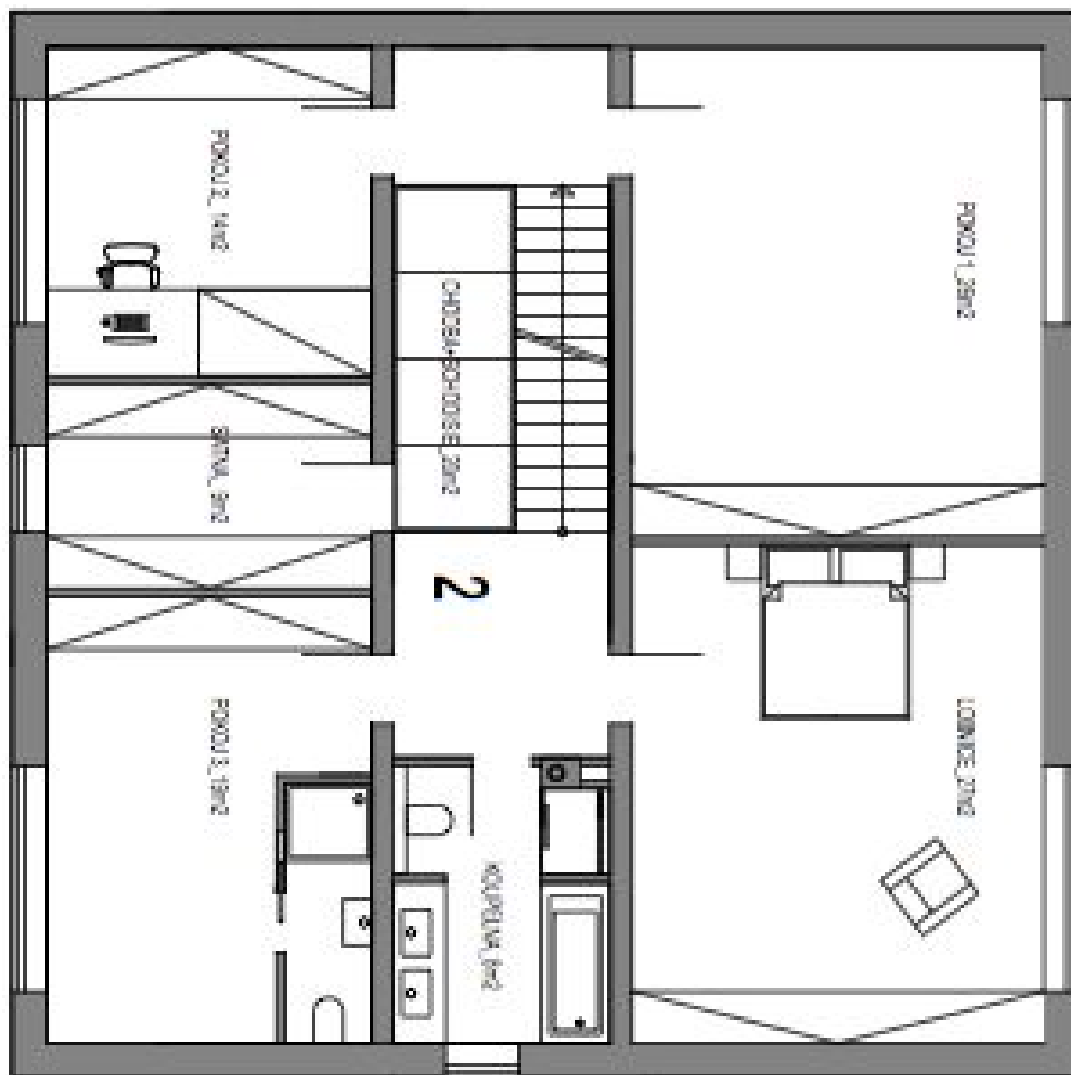




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