



## House Four-bedroom (5+kk)

€ 6 378 | CZK 160 000

440 m<sup>2</sup>, Prague 5, Smíchov, Malvazinky





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Total area	440 m <sup>2</sup>
Plot	900 m <sup>2</sup>
Foot print	150 m <sup>2</sup>
Floor area	285 m <sup>2</sup>
Terrace	155 m <sup>2</sup>
Parking	Double garage plus parking on the plot.
Garage	Yes
Cellar	-
PENB	A
Reference number	27233
Available from	Immediately

Boasting a 130 m<sup>2</sup> rooftop terrace, views of the city and timeless design by the de.fakto architectural studio, this unique 4-bedroom 3-bathroom modern villa received a 2014 House of the Year Award. Offering clean lines, top materials, impeccable finishes and top of the line technologies, the fully furnished home is set on a sloping plot in the prestigious residential neighborhood of Malvazinky, Prague 5. Surrounded by parks, the highly sought after location offers a tranquil private atmosphere and quick access to the city center. Easily accessible by public transportation, a five min. walk to the Anděl metro, shopping and entertainment center, and convenient to the French School.

The ground floor features a generous living area with dining space and a fully fitted open kitchen, all connected to the terrace and garden by top standard floor-to-ceiling windows. There is a shower bathroom, hall, and garage access. The upper floor is divided into the parent's and children's zones. The master suite offers a bedroom with a terrace, office and full bathroom, while the children's area consists of two bedrooms, a full bathroom and another terrace. The roof terrace has a frameless glass railing, shower, summer kitchen, dining table and seating. The beautiful south-east oriented landscaped garden enjoys a herb corner, renovated stone fountain and a period statue.

Low energy building, white washed oak flooring, Pandomo finishes, sophisticated lighting and built-in wardrobes and storage (mostly "hidden" in the walls), recuperation, floor heating, light dimmers, air-conditioning, automatic blackout blinds, washer, dryer, quality kitchen appliances, heat pump, automatic irrigation, TVs, alarm. Double garage with lots of storage plus parking on the plot. Utilities around CZK 22500 per month incl. garden maintenance, connection to a security agency and the Internet.

