



## House Six-bedroom (7+1)

430 m<sup>2</sup>, Prague 5, Smíchov

Rented





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Usable area	430 m <sup>2</sup>
Plot	820 m <sup>2</sup>
Foot print	220 m <sup>2</sup>
Garden	600 m <sup>2</sup>
Floor area	376 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	Garage (80 m <sup>2</sup> ).
Garage	Yes
Cellar	-
PENB	G
Reference number	29842
Available from	Immediately

Modern villa boasting breathtaking panoramic views of Prague and the surrounding greenery. This brand new high standard 6-bedroom 5-bathroom free standing home with a 47 m<sup>2</sup> terrace, balcony, lift and sauna is set in a slope in a tranquil residential neighborhood just steps from the Dívčí hrady forest park nature preserve, on the edge of Prokopské and Dalejské Valleys. Location with quick access to the city center, five minutes by car to Nový Smíchov and Anděl City commercial and entertainment center with multiple transportation links, 10 min. on foot to Radlická metro station.

The ground floor features a comfortable living room with a fully integrated kitchen and access to the terrace and garden, one bedroom / office with an en-suite bathroom (walk-in shower, toilet), a **walk-in closet**, and an additional toilet. The first floor offers three bedrooms, an en-suite bathroom (walk-in shower, toilet) and **balcony**, a family bathroom (bathtub, walk-in shower, toilet), and **two walk-in closets**. The second floor boasts a **glassed in lounge surrounded by a huge terrace** providing wonderful views, plus a **sauna**, shower room and toilet. The lower ground floor includes a **separate one-bedroom unit** with a shower room (suitable for guests or domestic help), plus a **walk-in closet**, toilet, storage and laundry room with utility area.

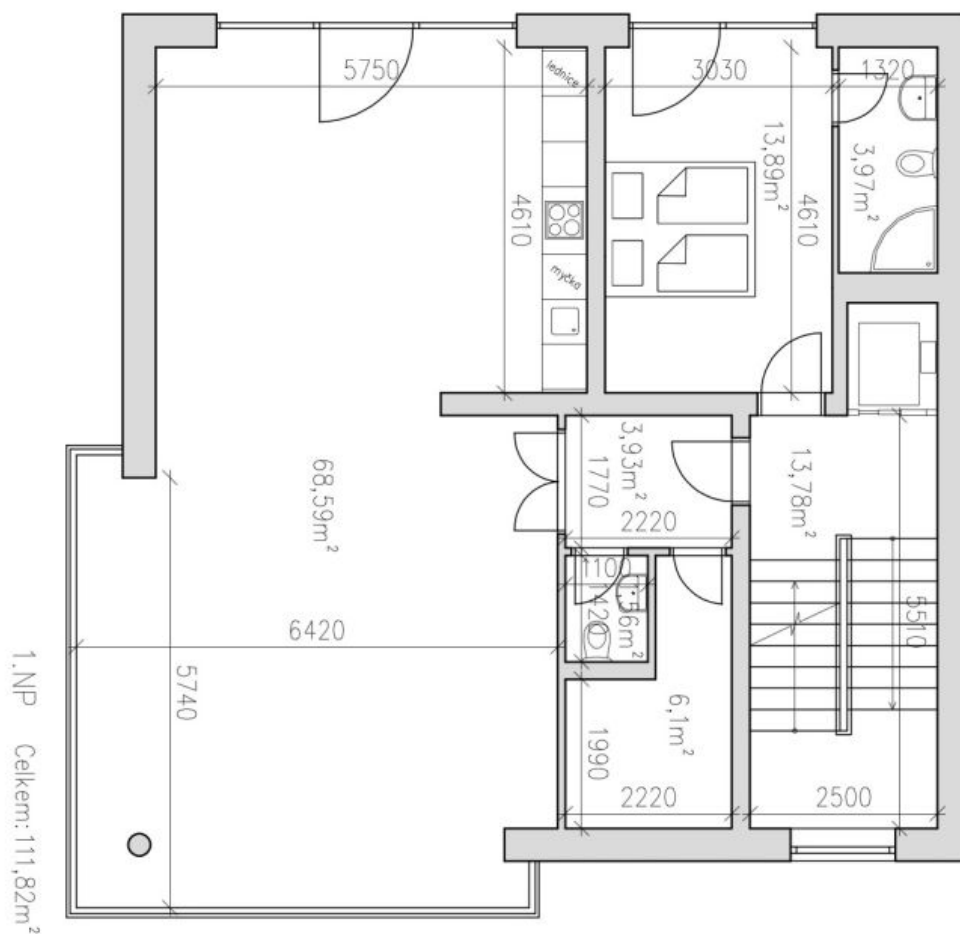
**Air-conditioning, hardwood floors**, tiles, large format windows, external blinds on the top floor, heated floors in the bathrooms and toilets, De Dietrich gas boiler, dishwasher, induction cooktop, alarm, garden house, an 80 m<sup>2</sup> **garage** with direct access to the lift. Utilities are billed separately.



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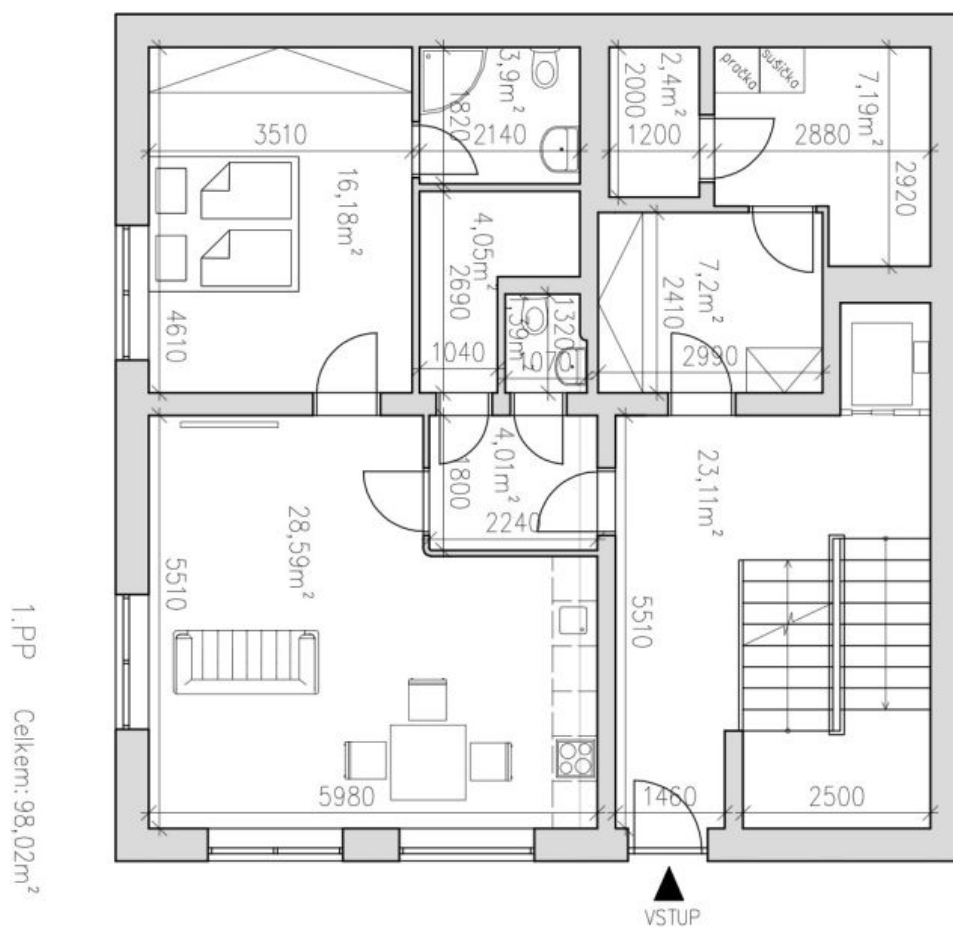




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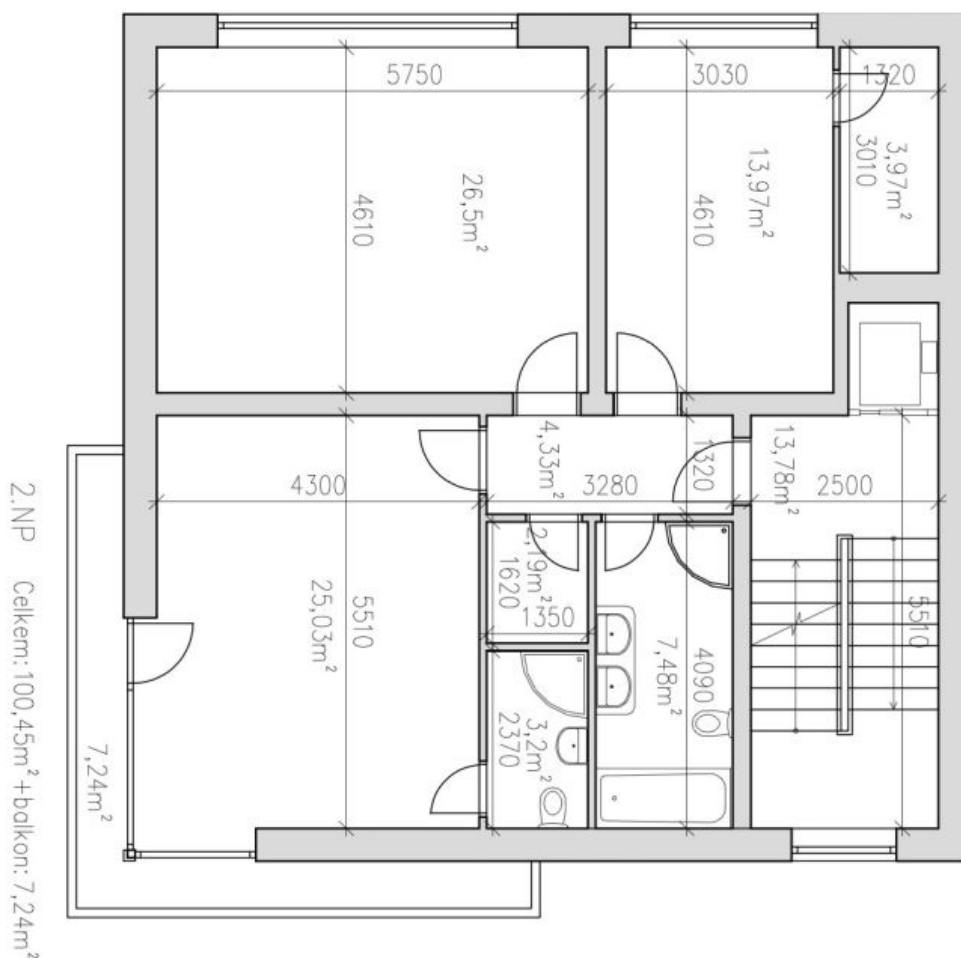




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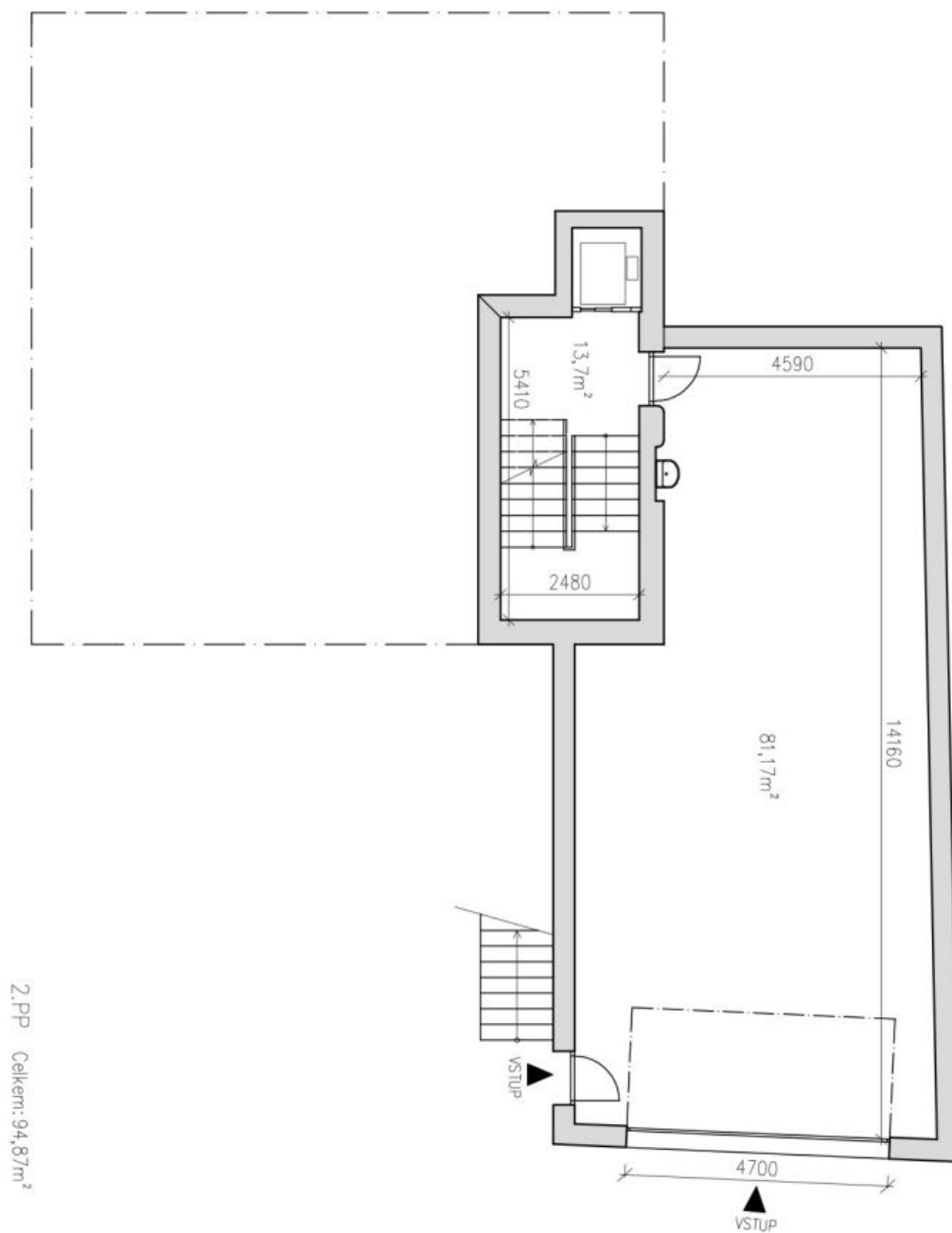




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