



## House Four-bedroom (5+kk)

Sold

273 m<sup>2</sup>, Praha 3, Žižkov, Jilmová





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Plot	626 m <sup>2</sup>
Foot print	150 m <sup>2</sup>
Garden	476 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	D
Reference number	36898

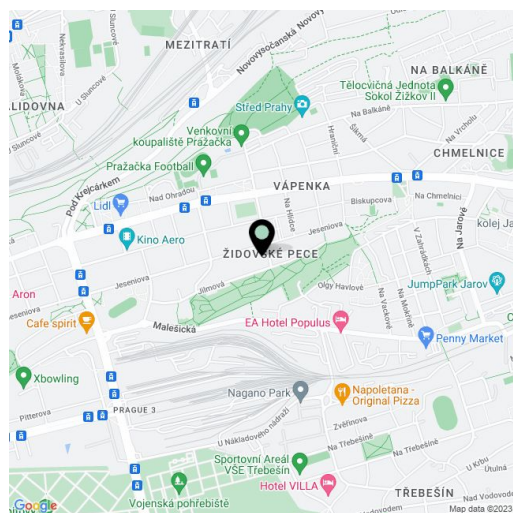
This four-story air-conditioned villa with a beautiful garden, outdoor pool, relaxation area with a sauna and whirlpool, terraces on each floor, and a garage for two cars is situated in an attractive location in Žižkov, surrounded by greenery, near Židovské Pece Park.

Completely reconstructed in 2010, the heart of this house is a bright, open space ground floor, which contains a fully equipped modern kitchen, a dining room, and a living room with an **adjoining terrace and large windows** overlooking the greenery with mature trees, as well as a **dressing room**, guest toilet, and study. The basement is furnished as a relaxation area with a **sauna, whirlpool**, and access to the garden with a **heated pool**; there is also a laundry room and a cellar used as a wine bar. On the first floor, there are 3 bedrooms with **fitted wardrobes** and a shared bathroom with a toilet. On the second floor, there is an open living area with a terrace and a bathroom with a toilet. There is also a **spacious garage for two cars** and storage space for garden equipment and pool technology.

The quality materials and equipment used in the interior contribute to its high standard of living—**teak floors**, terraces with surfaces made of **exotic wood**, glass railings and partitions, French windows, designer sanitary ware, **Jaga radiators**, a sauna, whirlpool, **air-conditioning**, and a gas boiler.

In the immediate vicinity, you will find the second largest **park** in the area with several **playgrounds** and many other opportunities for walks and sports, a kindergarten and elementary school, and other civic amenities. The location provides convenient transport accessibility to the city center and to the northern and southern connecting roads.

Useable area 273 m<sup>2</sup>, built-up area 150 m<sup>2</sup>, garden 476 m<sup>2</sup>, land 626 m<sup>2</sup>.

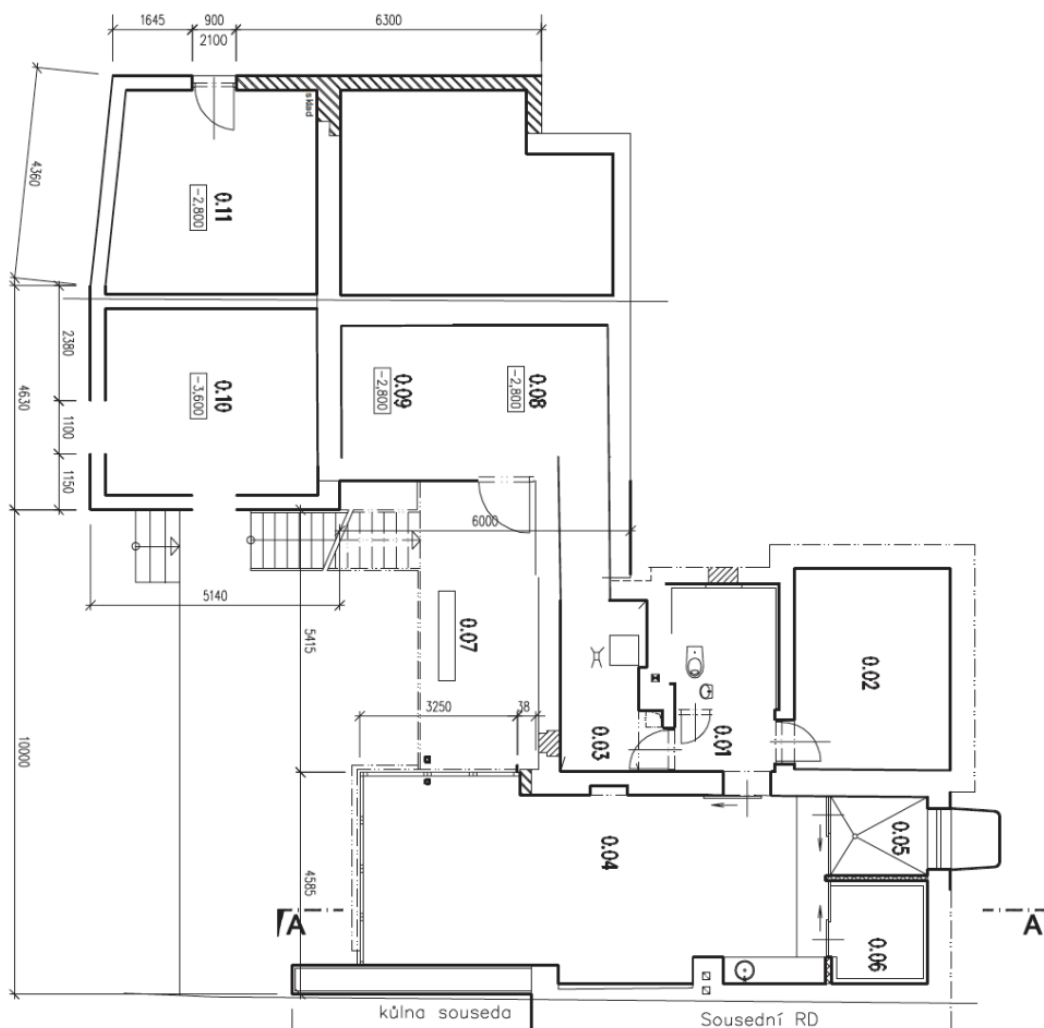




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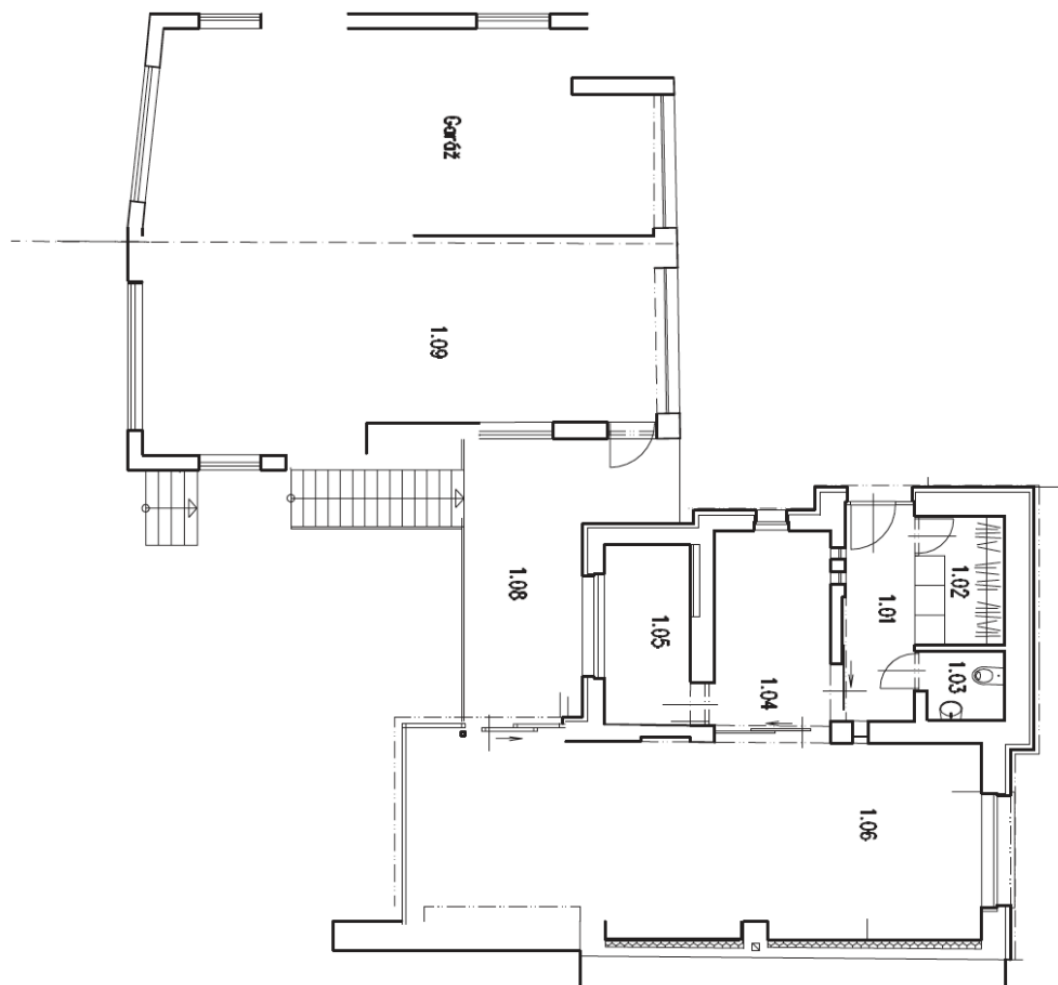




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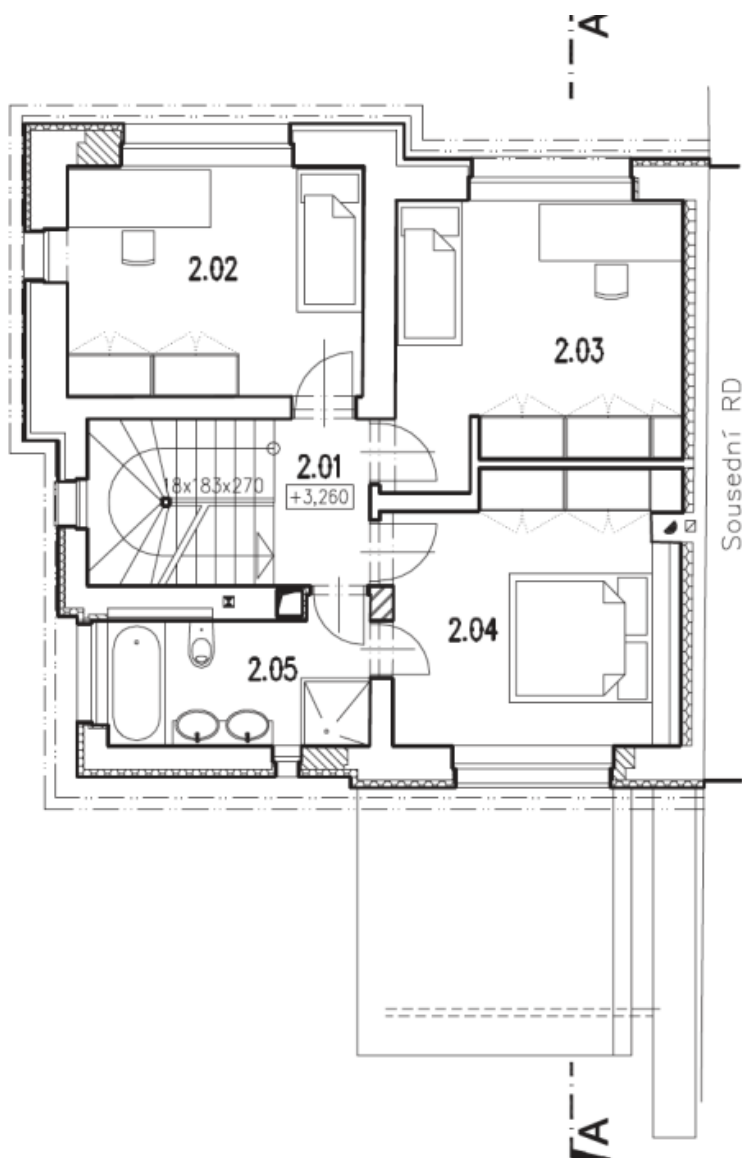




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