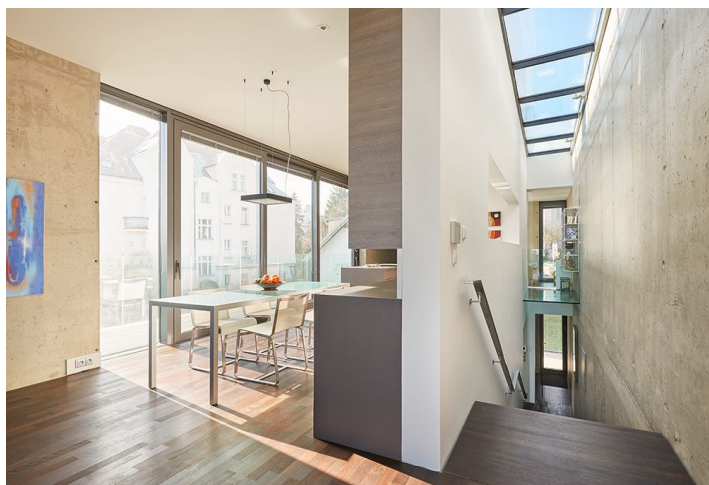
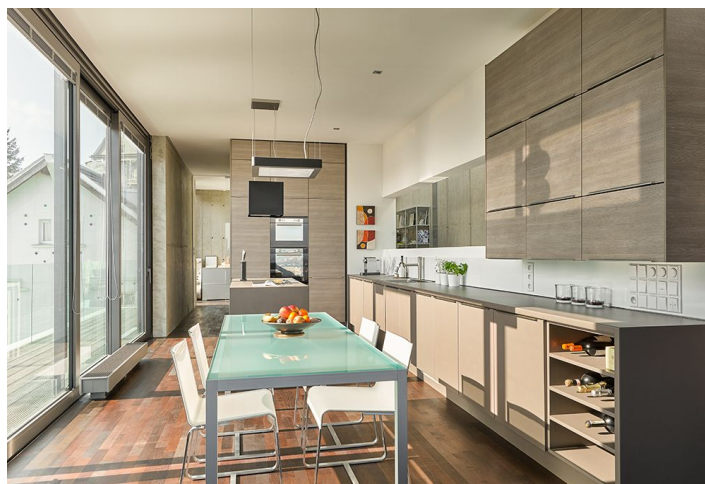




House Five-bedroom (6+kk)

Ask for price

355 m², Prague 5, Smíchov, U Mrázovky





House Five-bedroom (6+kk)

Ask for price

355 m², Prague 5, Smíchov, U Mrázovky

Total area	355 m ²
Plot	951 m ²
Foot print	190 m ²
Garden	761 m ²
Floor area	298 m ²
Terrace	57 m ²
Parking	Garage for 2 cars.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	7646

Boasting a rooftop terrace with stunning views of the city, this newly built designer villa is located on a hill in a quiet residential area of Malvazinky, Prague 5, only a few steps from the Mrázovka and Šalamounka parks. This architecturally distinctive house offers a unique style, top technologies and excellent quality of equipment and materials.

The villa features an entry hall, 4 bedrooms, 2 bathrooms, storage and technical room on the first floor; on the second floor there is a living space with kitchen and access to the terrace, study, a WC, and an atrium with access to the roof terrace. There is a possibility to build a 25 m² outdoor pool in the rear part of the garden.

The villa is equipped to a high standard with Reynars **floor-to-ceiling aluminum windows** with double glazing, oiled smoked oak floors, ceramic tiles, glass interior doors, fully equipped Italian kitchen with **Miele** appliances, Laufen bathroom fixtures, suspended ceilings with LED spotlights, alarm incl. connection to mobile phones. On the roof is a preparation for solar heating system and for glazed extension (all the cables and pipes for electricity, water and sewer). There is a **garage for 2 cars**, sunk below the level of the garden. The villa shares a walkway with the adjacent house. The building approval took place in 2014.

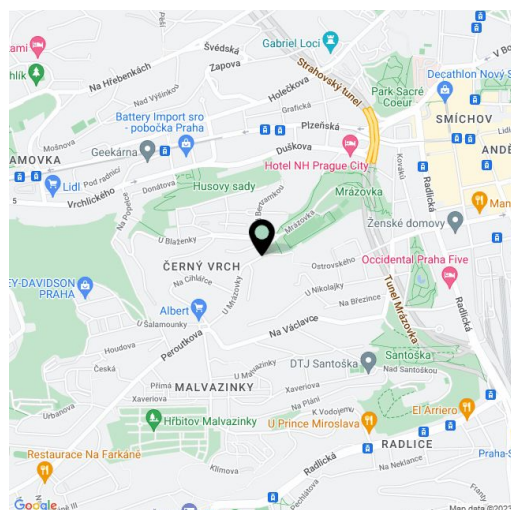
There is also a half of a semidetached house after a complete reconstruction, currently used as an attractive guest house. The house features 2 floors and a basement room suitable as a playroom, fitness, sauna, etc. The ground floor consists of a spacious living room with kitchen, an entry hall, separate toilet, and a closet. Additional space (1 room) can be built in the garden adjacent to the house. The first floor has 2 bedrooms with en-suite bathrooms.

Equipped with **hardwood floors** and ceramic tiles, **wood windows** with insulation glass, modern kitchen, quality bathroom fixtures, designer lighting.

Prague 5 - Malvazinky is one of the most sought after residential areas. It offers complete peace and greenery, even though it is situated only a few minutes' drive from the center. The Novy Smichov shopping and entertainment center and metro station are easily reachable.

Total floor area of the villa without terraces 184.2 m², terraces 57.1 m², built-up area 120 m², garden 464.5 m², plot 633 m².

Interior of the guest house 114 m², footprint 70 m², garden 200 m², plot 318 m².

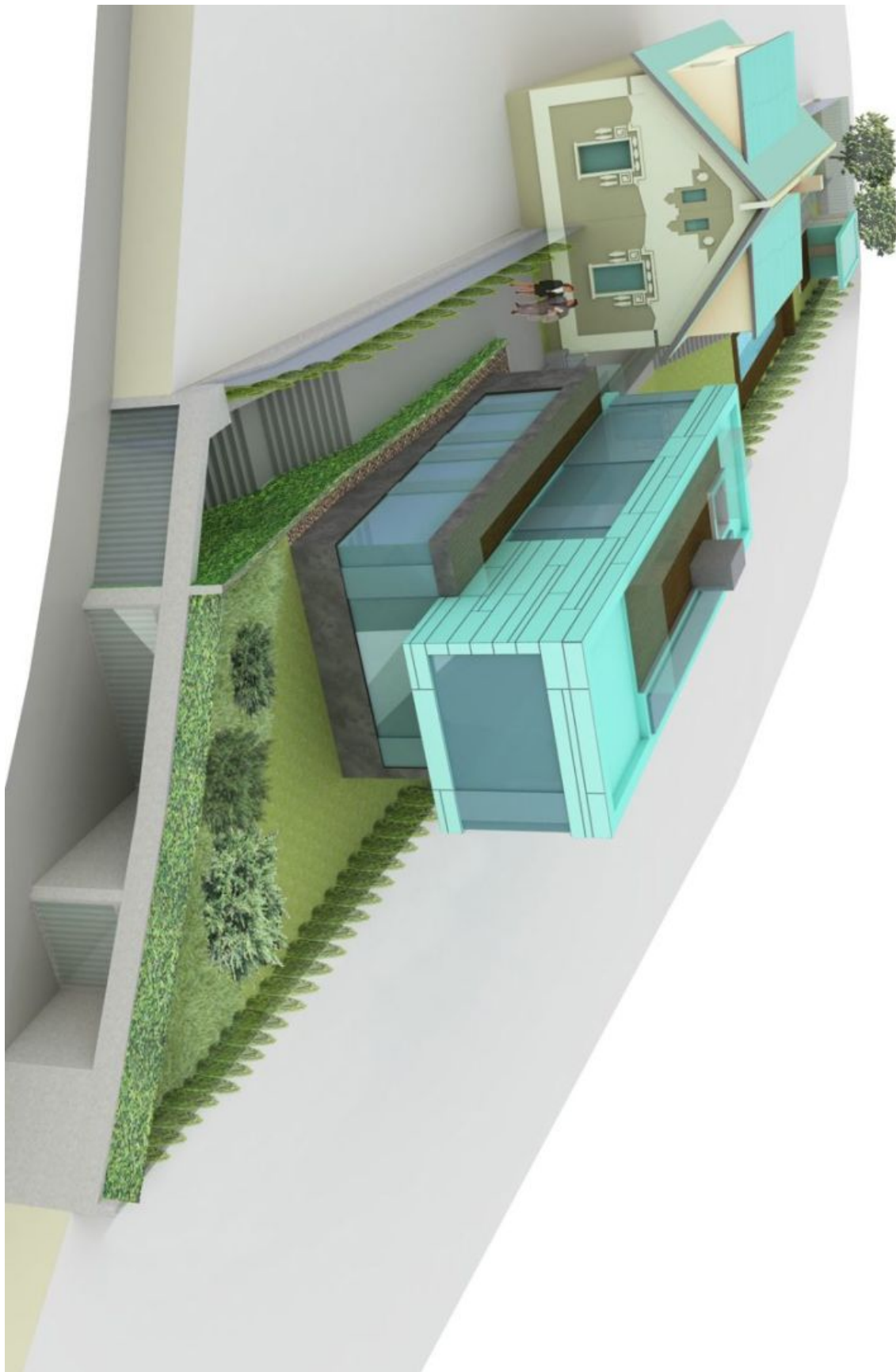




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355 m², Prague 5, Smíchov, U Mrázovky

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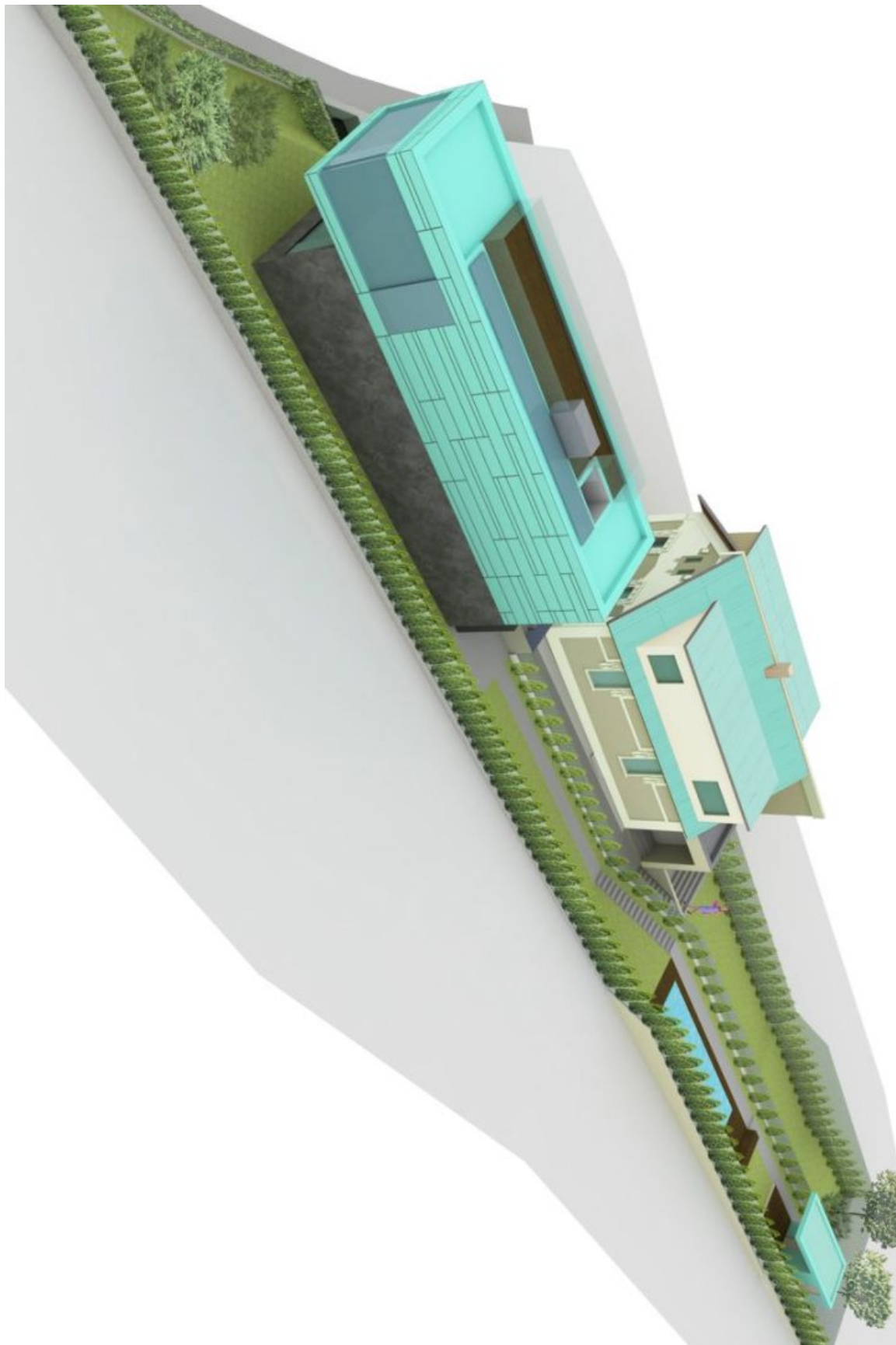




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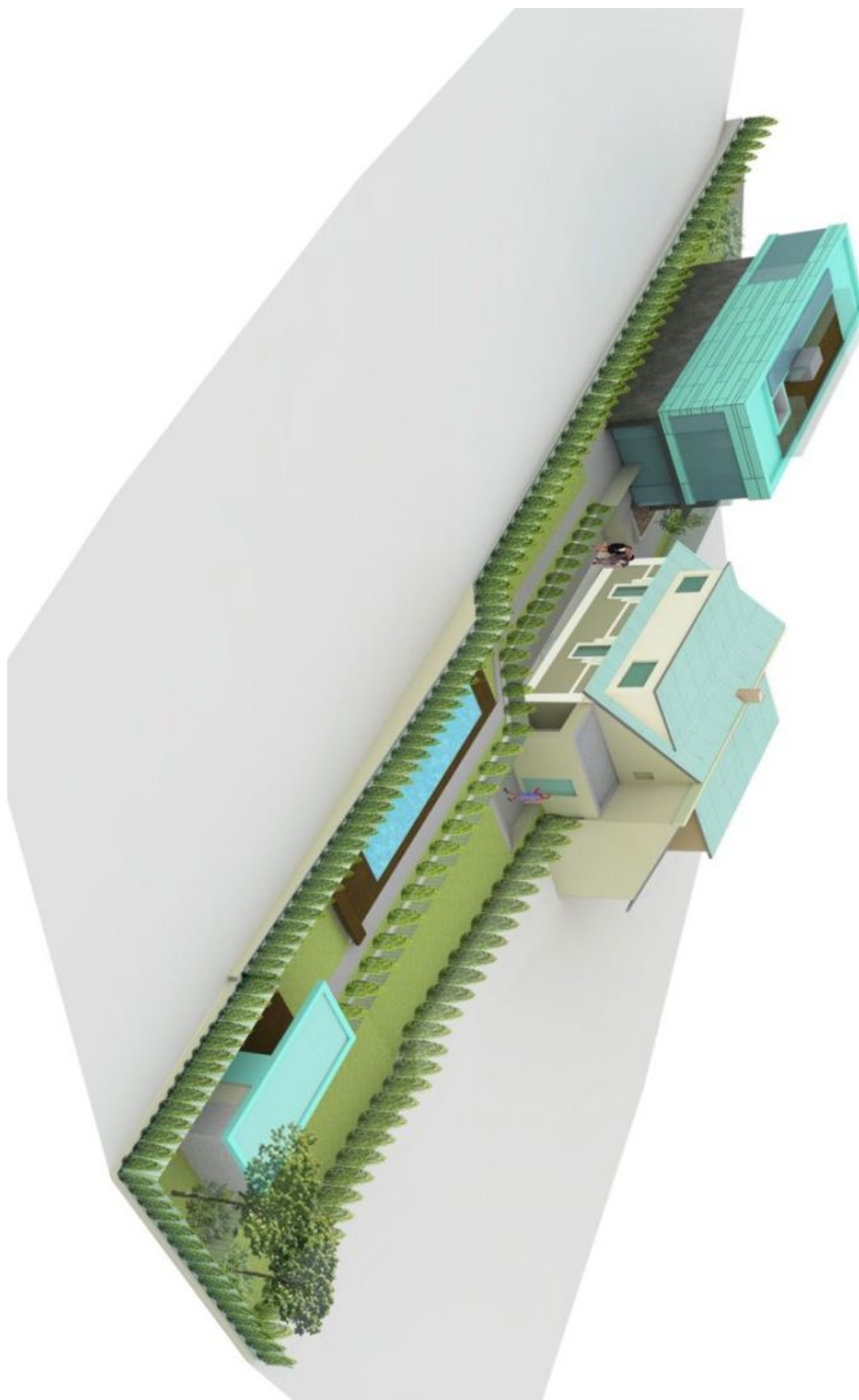




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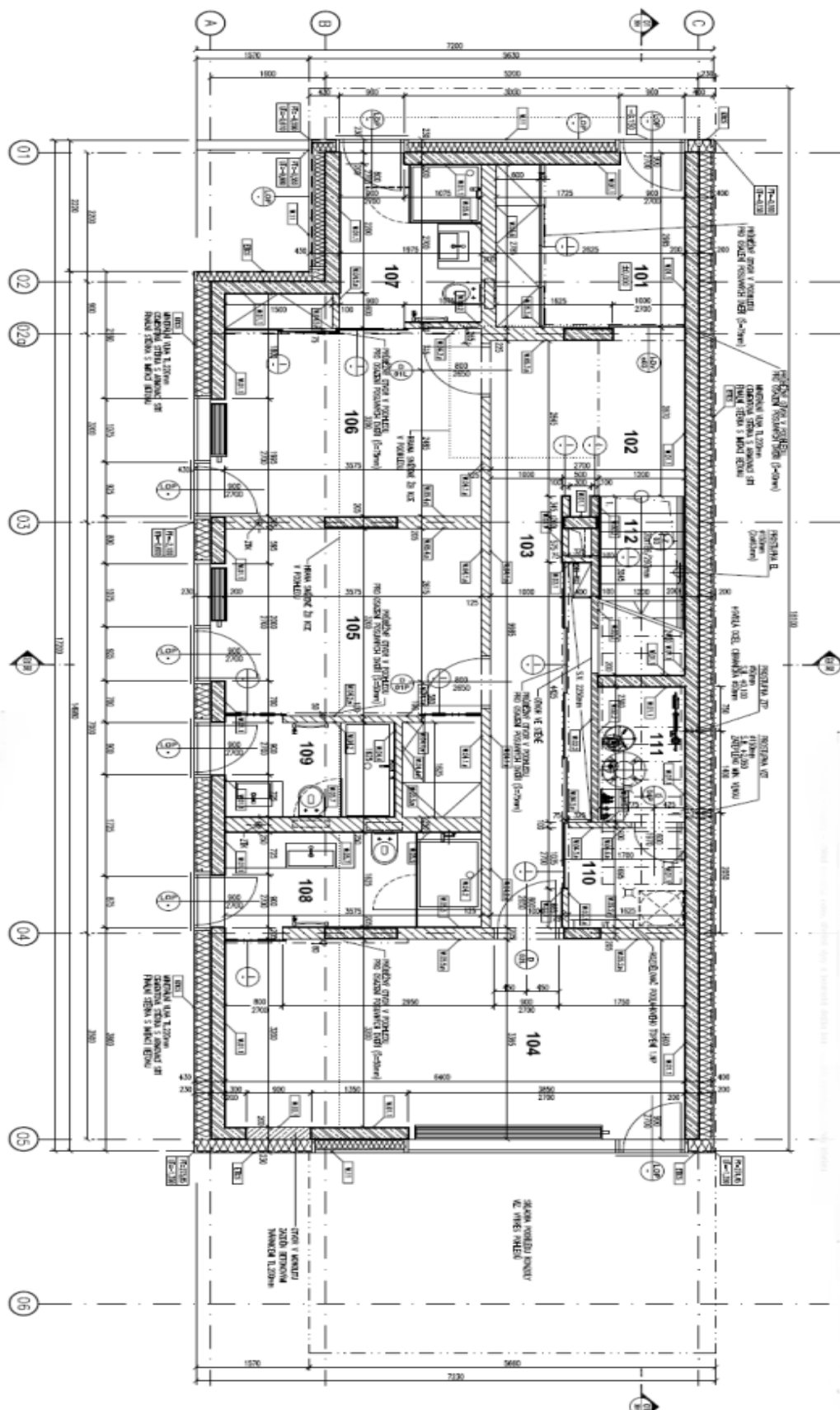




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