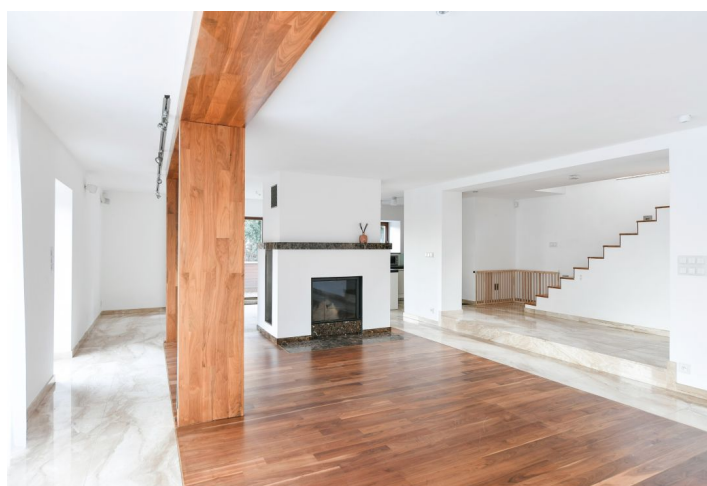
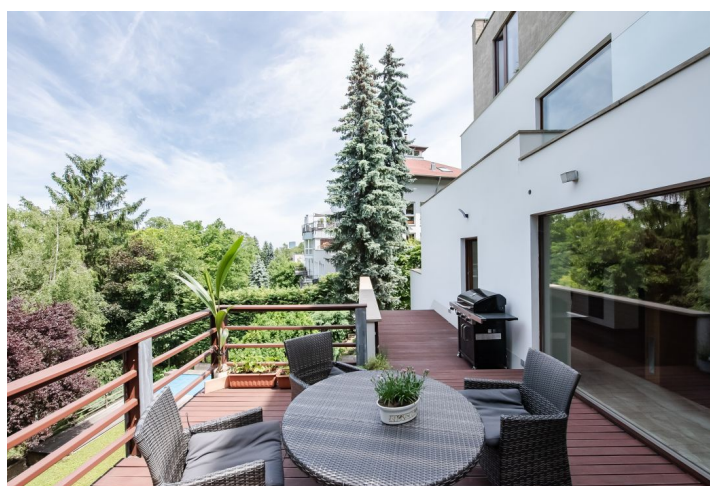
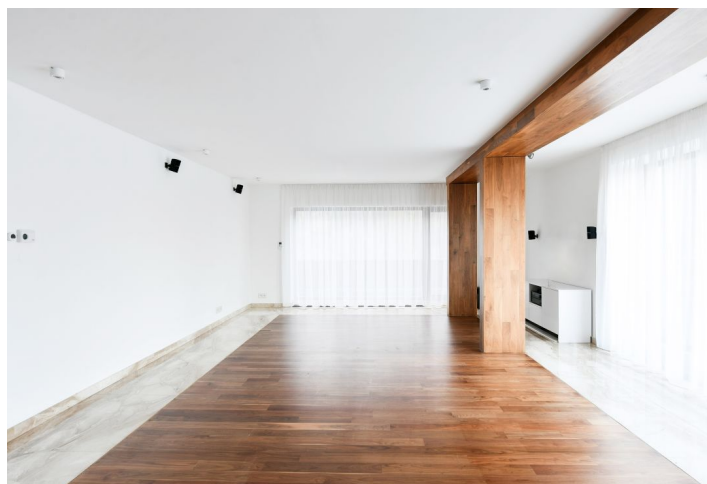


House Five-bedroom (6+kk)

Rented

534 m², Prague 5, Hlubočepy



House Five-bedroom (6+kk)

Rented

534 m², Prague 5, Hlubočepy

Total area	534 m ²
Plot	1 383 m ²
Foot print	251 m ²
Garden	1 132 m ²
Floor area	432 m ²
Terrace	102 m ²
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Utilities are billed separately.
PENB	C
Reference number	103587
Available from	Immediately

This exceptional timeless unfurnished family villa with a sauna, Jacuzzi, outdoor pool, and several terraces providing absolute privacy is situated at the end of a cul-de-sac surrounded by gardens and a forest. It offers comfortable living within easy reach of the city center, close to the Barrandov film studios and a major Functionalist residential area. The location near the Barrandovské skály natural monument and Prokopské and Dalejské údolí nature parks allows for direct contact with nature. Good amenities are a short drive away, and a bus stop is only a short distance from the house; the ride to the Smíchovské nádraží metro station (line B) takes only a few minutes. Traveling by car is made easier due to the nearby access to the City Ring Road and the D4 highway.

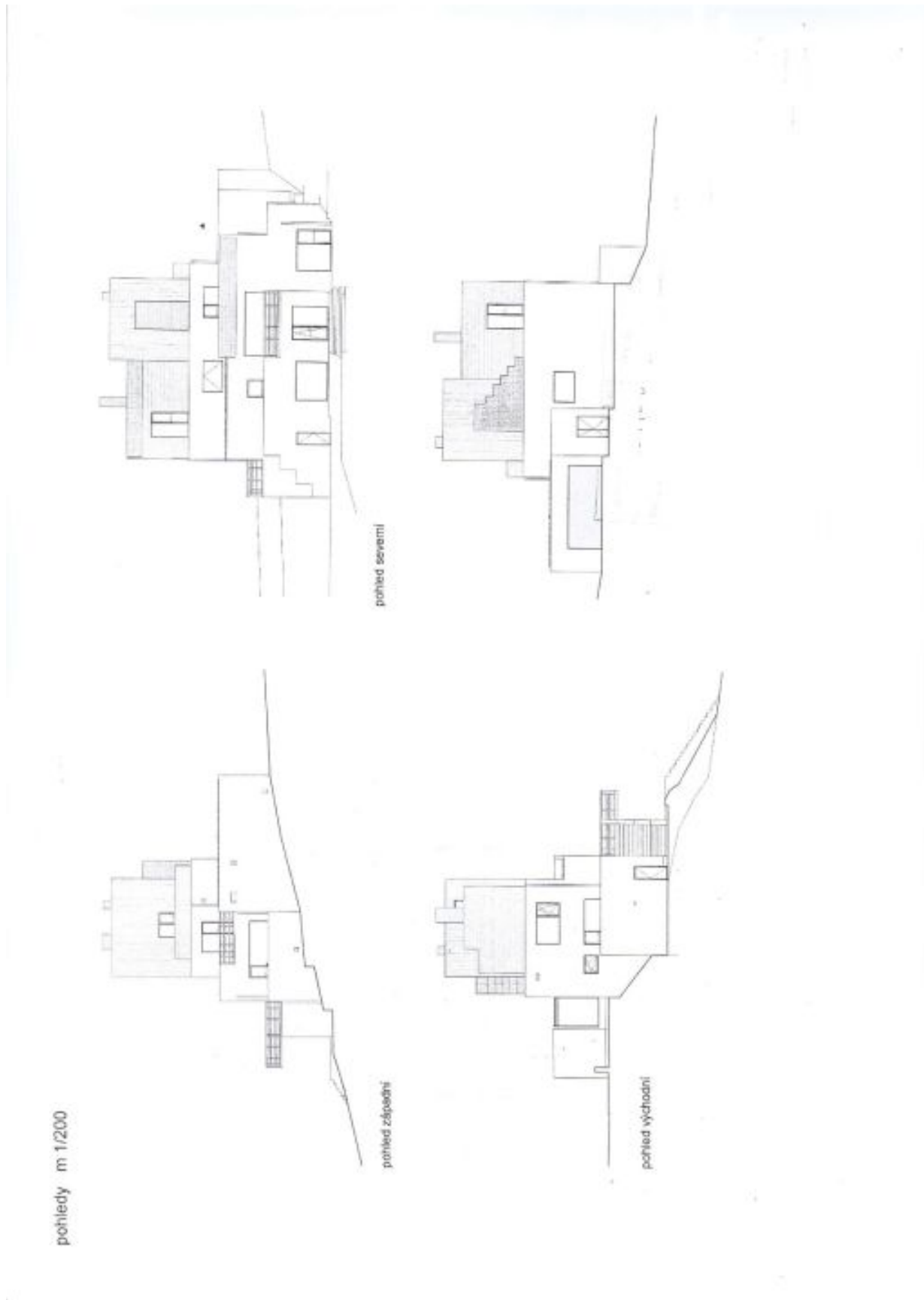
The dominant feature of the ground floor is a **70-meter living area with a fireplace**, dining area, and fully fitted kitchen. The ground floor also includes a generously designed entrance hall, a toilet, a closet, and a utility room. On the 1st floor, there is a master bedroom with an en-suite bathroom offering **beautiful views of Prague** and the surrounding greenery, a dressing room, and a bedroom/study with a private bathroom. The 2nd floor consists of **2 air-conditioned bedrooms** (one is split-level) with a shared bathroom. The villa is crowned by a **rooftop terrace with amazing panoramic views**. On the lower floor, there is a **central living room with a fireplace**, and a kitchen with a bar accessible from the garden and the ground floor. There is also an **air-conditioned wellness room with a Jacuzzi**, a **relaxation area with a sauna**, a mud room (adapted for dog cleaning), a **wine cellar**, a closet, a boiler room, and a laundry room. Thanks to the French windows towards the garden and several terraces on all levels, and the entire house is naturally connected to the exterior.

Combination of **wood, marble and glass, stone kitchen countertop**, **Siemens** kitchen appliances, **Liebherr** refrigerator, built-in **Bose audio system** in the living room, dining room and master bathroom, Cubist light fixtures and antique renovated furniture in the common room, surface of the terraces made of exotic **bangkirai wood**, gas boiler, alarm system, security (bulletproof) glass in the basement and ground floor, irrigated garden with native conifers and rare hornbeams, 3.5x10 m **pool**. **Double garage** and an **outdoor parking space**. **Mid-term rental** is available at a higher rent.

House Five-bedroom (6+kk)

Rented

534 m², Prague 5, Hlubočepy



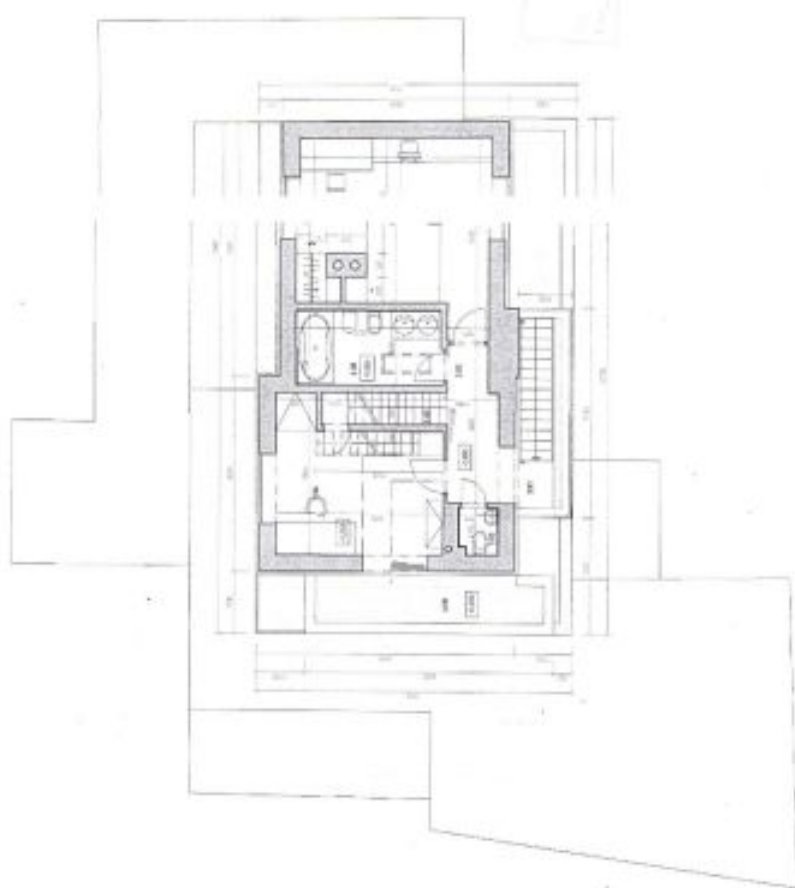
House Five-bedroom (6+kk)

Rented

534 m², Prague 5, Hlubočepy

CELKOVÁ PLOŠŤ (m ²)	534
POZEMKOVÁ PLOŠŤ (m ²)	643
POZEMKOVÝ PRŮMĚR (m)	25
POZEMKOVÝ ÚHELNÍK (°)	110,00
POZEMKOVÝ ÚHELNÍK (°)	60,00
POZEMKOVÝ ÚHELNÍK (°)	60,00
POZEMKOVÝ ÚHELNÍK (°)	110,00
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POZEMKOVÝ ÚHELNÍK (°)	60,00

LEGENDA
 ■ stěna
 ■ okno
 ■ dveře
 ■ schodiště
 ■ balkon

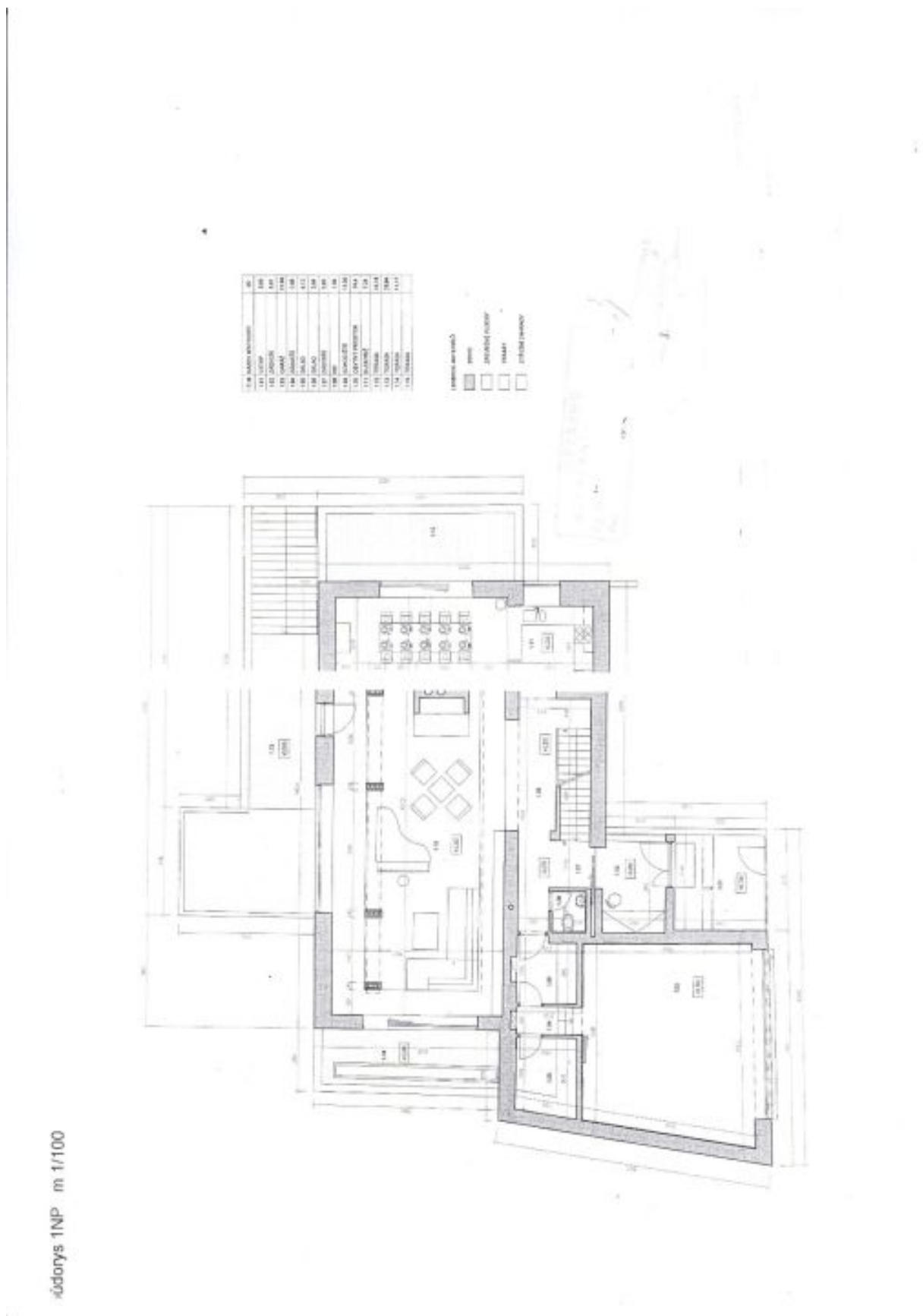


účelový 3NP m 1/100

House Five-bedroom (6+kk)

Rented

534 m², Prague 5, Hlubočepy



House Five-bedroom (6+kk)

Rented

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