



## House Five-bedroom (6+kk)

€ 3 492 194 | CZK 85 000 000

351 m², Prague 5, Smíchov





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|                  |        |
|------------------|--------|
| Total area       | 351 m² |
| Plot             | 525 m² |
| Foot print       | 146 m² |
| Garden           | 379 m² |
| Floor area       | 324 m² |
| Balcony          | 5 m²   |
| Terrace          | 15 m²  |
| Parking          | Yes    |
| Cellar           | 8 m²   |
| PENB             | E      |
| Reference number | 102005 |

An attractive 1930s residence (½ semi-detached house) with panoramic views of Prague and its garden will provide future owners with a high level of comfort thanks to its sensitive reconstruction and use of first-class materials and modern technologies, including air-conditioning. The villa is located in a quiet location in the prestigious Smíchov neighborhood of Hřebenky.

The dominant feature of the 1st floor is the over **50-meter living space** with a kitchen, dining room, **bay window**, and access to the **terrace**. Also on this level there is a cloakroom, a toilet, and an entrance hall, and a staircase. On the 2nd floor there are 2 large bedrooms (1 with a bay window), a study with a **small balcony**, a bathroom (bathtub, toilet, 2 sinks), and a hallway. In the attic there is a master bedroom with a **beautiful view of Prague**, a generously designed dressing room and bathroom, a separate toilet, and a room with versatile use (for example, as a study). The basement houses a laundry room, utility room, and storage, with space enough for the creation of a **wine cellar**.

The villa was built in **1912** according to the designs of a successful architect of the time. The recent reconstruction honored the architect's original intention, but the interior was also conceived in the spirit of current **design trends**. The casement windows with insulating double glazing and **brass fittings** are new; the entrance door is a replica of the original one. The interior is ventilated by **220 cm high rebated doors** from the Italian brand Pivato and **double-leaf glass doors**, the rooms are unified by a **thresholdless two-layer Berger oak floor in a tree pattern**, and the staircase is lined with **custom-made Portuguese merraz** (95% marble without a single joint) and surrounded by a **refurbished original railing**. The kitchen, with a central island and **Brazilian quartzite bar**, is equipped with Miele appliances and a stainless steel sink and faucet in a copper shade. **The exclusive appearance of the bathrooms** with large-format **Spanish and Italian tiles** is complemented by Villeroy & Boch minimalist fittings and high-quality Gessi faucets. The ground floor and staircase landings have underfloor heating, with radiators on the upper floors. **Unobtrusive air-conditioning** units located in the false ceilings are used to cool all living rooms. The house is secured by an electronic security system with the possibility of connecting it to a central protection desk. A grass lawn with **automatic irrigation** was laid in the garden, and a **practical garden house** is located under the terrace. The surface of the **2 outdoor parking spaces** is made of natural quartzite stone paving.

The residence is located on a quiet street in the **elegant residential district of Hřebenky** in the neighborhood of the **Petřín natural monument**, on the border between Malá Strana and Smíchov. Complete civic amenities, the



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|                  |                    |
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| Plot             | 525 m <sup>2</sup> |
| Foot print       | 146 m <sup>2</sup> |
| Garden           | 379 m <sup>2</sup> |
| Floor area       | 324 m <sup>2</sup> |
| Balcony          | 5 m <sup>2</sup>   |
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Smíchov shopping center, schools, kindergartens, the **French lyceum**, as well as the **landscaped Sacré Coeur and Bertramka parks** are in the vicinity of this pleasantly peaceful location. By car, it is possible to easily connect to a tunnel complex, and public transport to the center (Charles Square) is provided by buses.

Usable area 343.75 m<sup>2</sup>, built-up area 146 m<sup>2</sup>, garden 379 m<sup>2</sup>, land 525 m<sup>2</sup>.



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PROJEKT T8

Praha 5 - Hřebenky

1.PP

SCHODIŠTĚ

CHODBA

TECHNICKÁ MÍSTNOST

SKLAD

DOMÁCÍ PRÁCE

ZAHRADNÍ SKLAD

1,45 m²

7,10 m²

10,60 m²

7,50 m²

18,90 m²

11,25 m²

CELKOVÁ PLOCHA

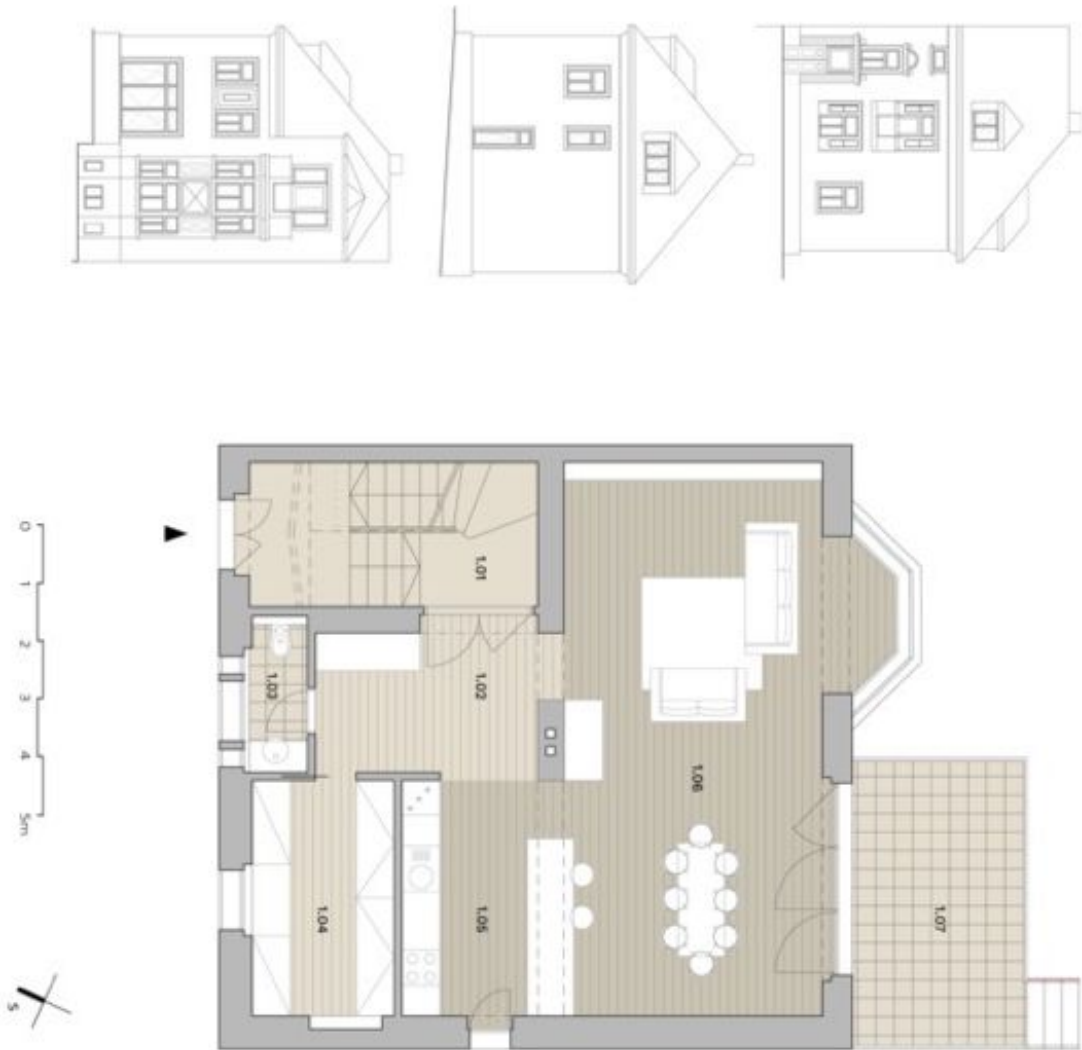
56,80 m²



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PROJEKT T8

Praha 5 - Hřebenky

1.NP

1.01

VSTUP, SCHODIŠTĚ

12,65 m²

1.02

HALA

10,40 m²

1.03

WC

2,65 m²

1.04

ŠATNA

9,85 m²

1.05

KUCHYNĚ

11,65 m²

1.06

OBÝVACÍ POKOJ

45,80 m²

CELKOVÁ PLOCHA

93,00 m²

1.07

TERASA

15,00 m²



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PROJEKT T8

Praha 5 - Hřebenky

2.NP

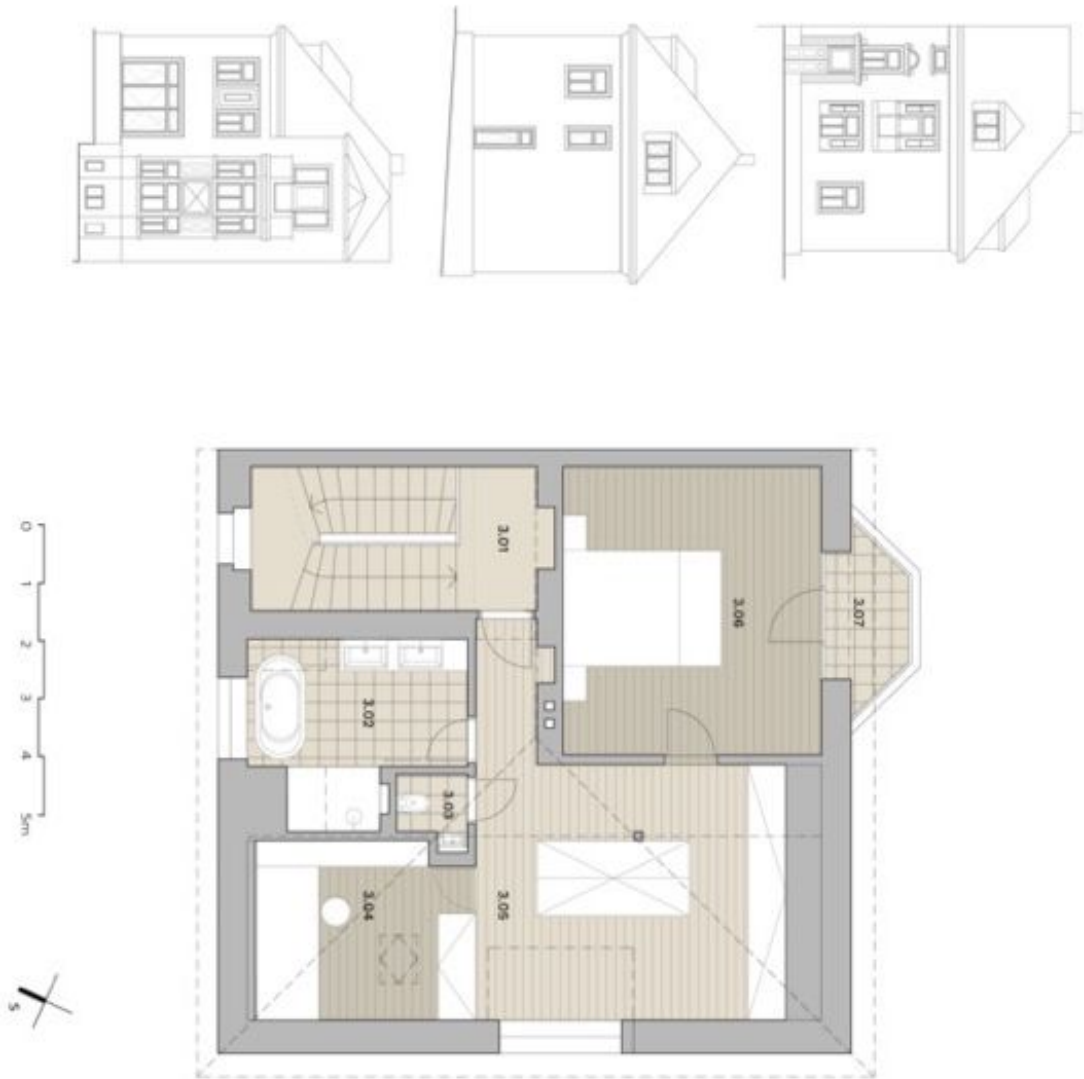
|                |                  |          |
|----------------|------------------|----------|
| 2.01           | SCHODIŠTĚ        | 12,35 m² |
| 2.02           | CHODBA           | 6,05 m²  |
| 2.03           | LOŽNICE/PRACOVNA | 12,35 m² |
| 2.04           | KOUPELNA         | 13,15 m² |
| 2.05           | LOŽNICE          | 20,40 m² |
| 2.06           | LOŽNICE          | 26,00 m² |
| CELKOVÁ PLOCHA |                  | 90,30 m² |
| 2.07           | BALKON           | 1,75 m²  |



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PROJEKT T8

Praha 5 - Hřebenky

3.NP

|                |           |          |
|----------------|-----------|----------|
| 3.01           | SCHODIŠTĚ | 12,50 m² |
| 3.02           | KOUPELNA  | 10,10 m² |
| 3.03           | WC        | 1,40 m²  |
| 3.04           | PRACOVNA  | 11,30 m² |
| 3.05           | ŠATNA     | 26,20 m² |
| 3.06           | LOŽNICE   | 22,00 m² |
| CELKOVÁ PLOCHA |           | 83,50 m² |
| 3.07           | BALKON    | 3,40 m²  |