



House Six-bedroom (7+kk)

864 m², Prague 5, Smíchov

Rented





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Total area	864 m ²
Plot	1193 m ²
Foot print	207 m ²
Garden	985 m ²
Floor area	697 m ²
Terrace	167 m ²
Parking	Garage for 3 cars and 4 parking spaces on the plot
Cellar	Yes
Service price	Utilities in the amount of approx. CZK 30,000/month are billed separately.
PENB	C
Reference number	109955
Available from	Immediately

Top standard villa with a swimming pool, a sauna, a Jacuzzi, wellness area, cinema room, an elevator, and a separate studio apartment. This attractive, completely refurbished unfurnished Functionalist villa offers beautiful views of Prague. Nicely located on a quiet street in a prestigious Prague 5 neighborhood, close to the Šalamounka, Nikolajka, Santoška and Mrázovka parks, with quick connections to the city center and within easy reach of full amenities, the Nový Smíchov commercial and entertainment center, the Anděl metro station, and the Lycée Français.

The ground floor includes an entrance hall with a built-in wardrobe, a central hall with a fitted **walk-in closet**, a living room with a **fireplace**, a dining area, a fully fitted kitchen and a **terrace**, a service kitchen, a pantry, and a toilet (bidet shower, pissoir). The first floor features a master bedroom with a large fitted **walk-in closet**, an en-suite bathroom (bathtub, walk-in shower, toilet, pissoir) and a **balcony**, a bedroom with an en-suite bathroom (walk-in shower, toilet, bidet shower), and a bedroom/study. The second floor offers an open gallery/party room with a **terrace**, a kitchenette/bar, and a toilet (bidet shower). There is a basement floor with a **cinema room**, an adjacent kitchenette, a gym, a utility room, a toilet, and an extensive **wellness** zone with heat recovery ventilation system. The wellness area consists of a **swimming pool** (5x2.5 m) with an exercise jet, a Finnish **sauna**, a steam bath, a cooling pool, and a shower. Adjacent is a private outdoor **terrace** with a **Jacuzzi**, a summer kitchen, and a sitting area. There is also a **separate studio apartment** with a private entrance, suitable for a property manager or guests.

Elevator, hardwood floors, concrete screed floors, geothermal heat pump, underfloor heating, ceiling cooling, automatic external blinds, washer, dryer, Siemens kitchen appliances, dishwashers, induction stove tops, steam oven, microwave ovens, wine fridges, large **cellar behind the garage. A **garage for 3 cars** and **4 parking spaces** on the plot are available (plus a wiring for a charging station for electric cars). Available from October 2025 or earlier.**