



## Apartment building Nine-bedroom (10+1)

Prague 5, Smíchov, U Nesypky

Ask for price





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|                  |                      |
|------------------|----------------------|
| Plot             | 1 052 m <sup>2</sup> |
| Foot print       | 187 m <sup>2</sup>   |
| Garden           | 816 m <sup>2</sup>   |
| Parking          | -                    |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 23953                |

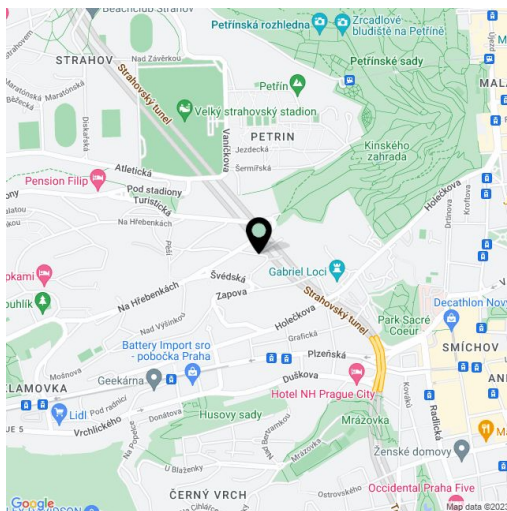
The four-story apartment villa with 4 flats, nice bay windows, terrace and balcony, located on the southern slope of Petřín Hill, 250 meters from the entrance to Petřín Park. The Art Nouveau style house, built in 1911, still retains many original features and offers panoramic views of the city and romantic nooks in the garden.

The villa, suitable for complete reconstruction, offers three standard floors, attic rooms and attic storage space. The staircase is located at the corner of the house, each floor has a separate entrance from the landing. Ceilings of the first three floors have a clear height of 3.2 meters, 2.7 meters in attic rooms and 2 m on the top attic floor, right below the ridge beam. The house has the potential for expansion and for **construction of an elevator and underground garage with 8 parking spaces**.

Preserved features and amenities include parquet floors, original casement windows and wooden doors with brass fittings, wooden paneling of bay windows. The house was not damaged by unprofessional reconstructions.

Desired location of 1930's villas with countless opportunities for sports and relaxation, thanks to the adjacent park and also to close Strahov sports venues. Golf course in Motol is available within 5 minutes by car. The historic center of Prague and entertainment, shopping and business center in Anděl are accessible by foot.

Floor area 427 m<sup>2</sup>, built-up area 187 m<sup>2</sup>, garden 816 m<sup>2</sup>, plot 1 052 m<sup>2</sup>





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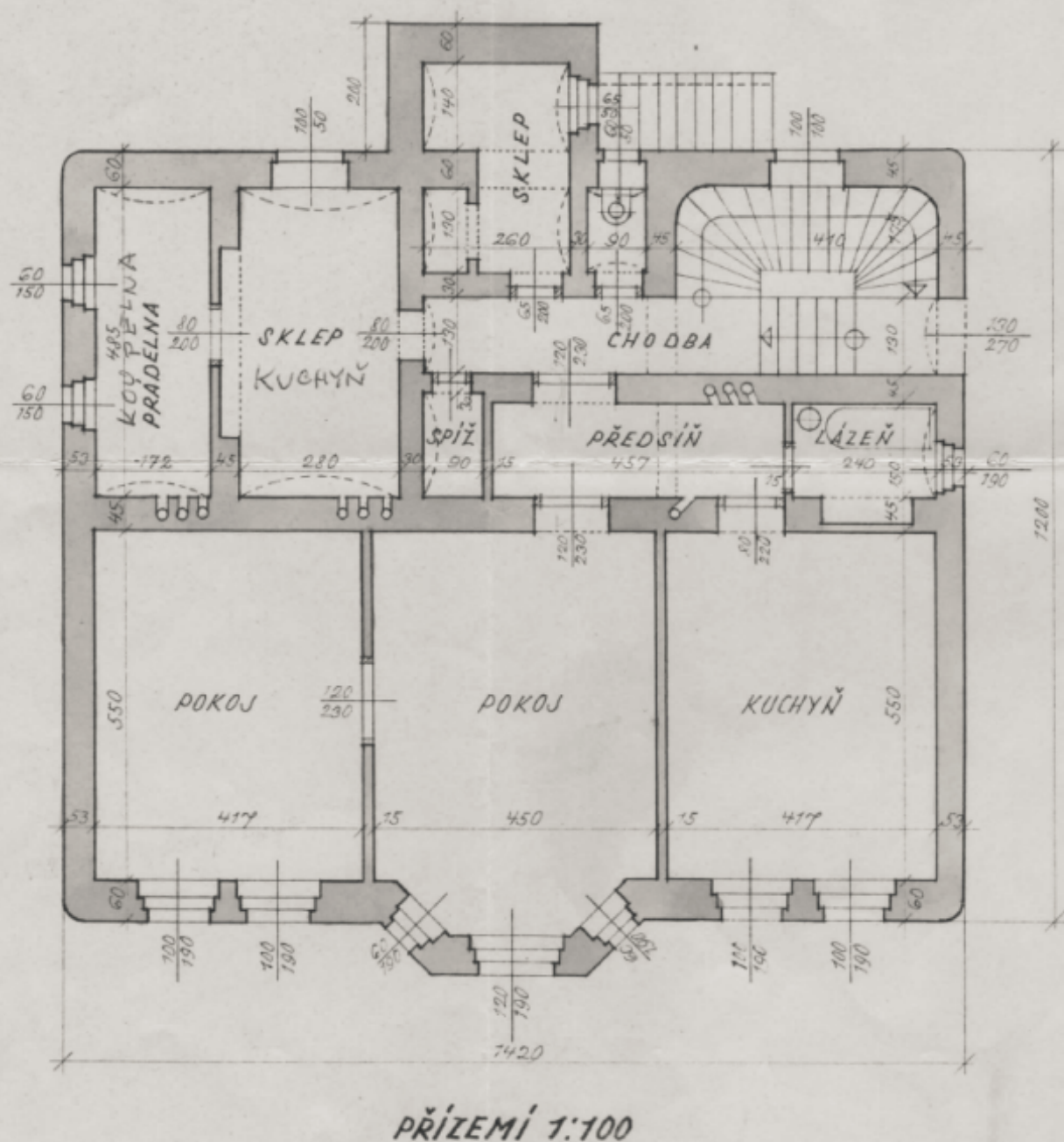




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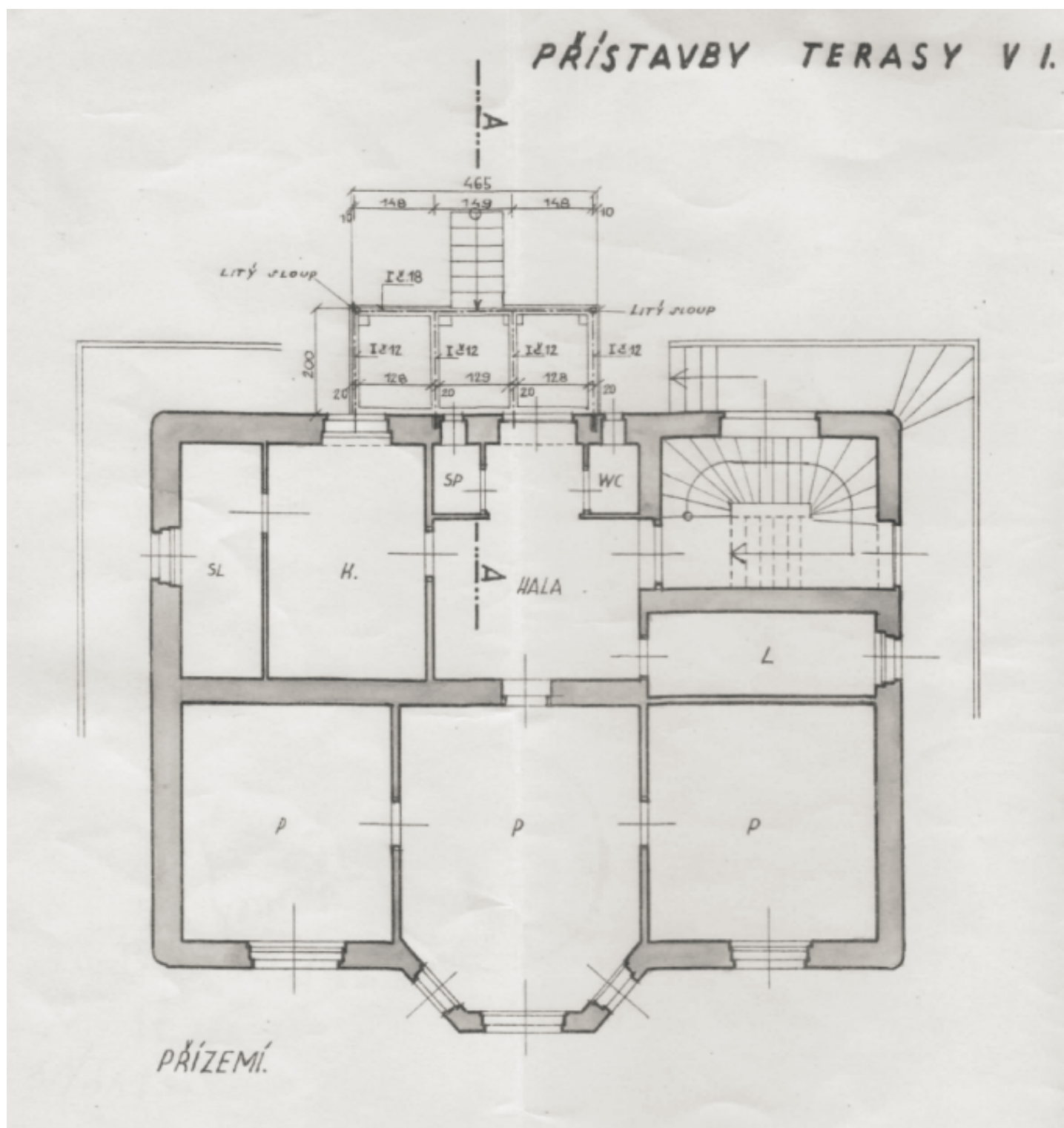




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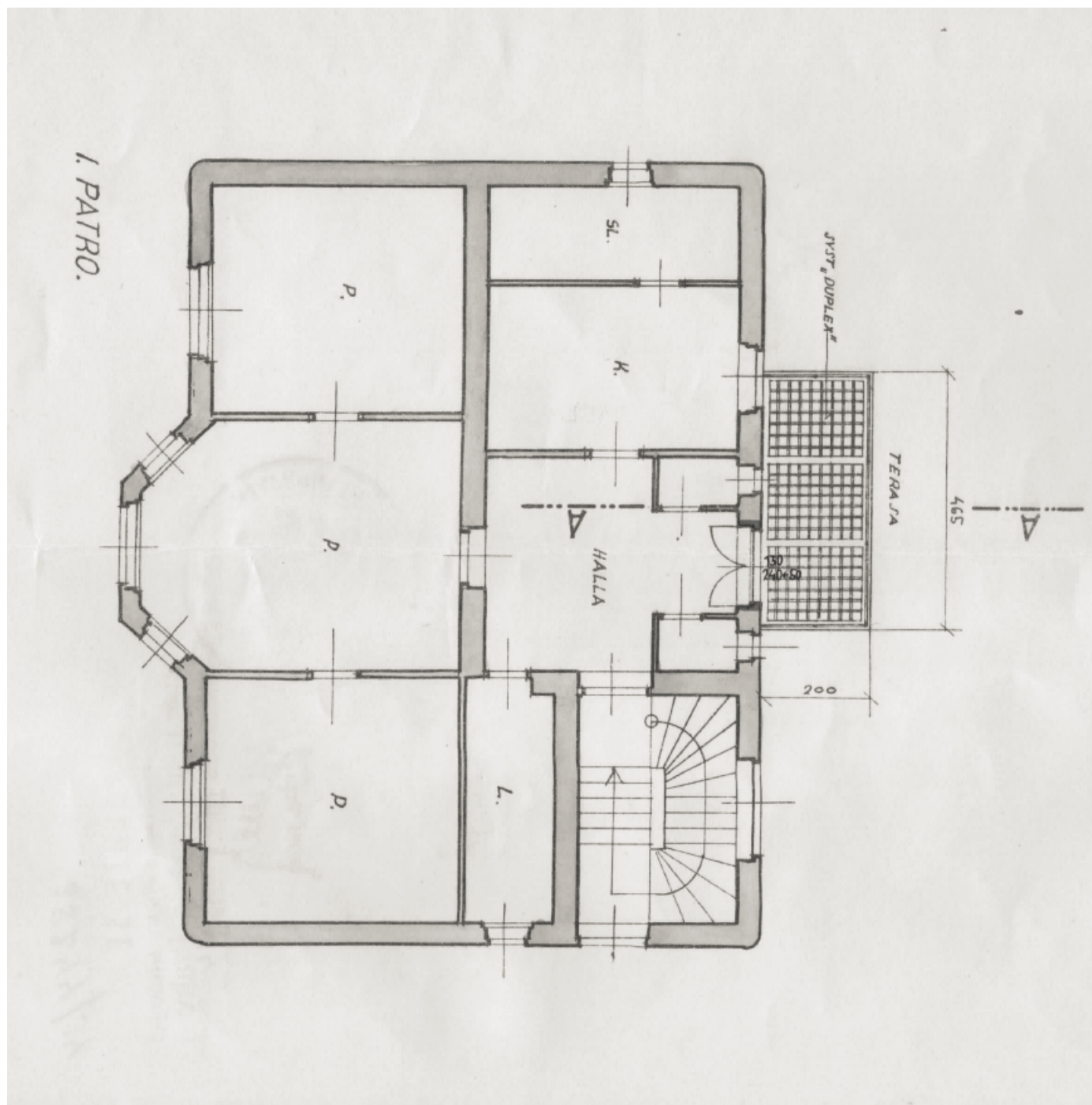




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