



## House Nine-bedroom (10+kk)

Sold

488 m<sup>2</sup>, Prague 5, Smíchov





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Plot	931 m <sup>2</sup>
Foot print	256 m <sup>2</sup>
Garden	675 m <sup>2</sup>
Parking	2 separate garages
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24305

**Impressive villa from the 1930s with stunning views and a nice private garden with an outdoor swimming pool situated on a quiet street on the edge of Santoška Park. A premium, completely secure location on the border of the Malvazinky villa area, surrounded on all sides by a forest park.**

The villa has five floors, including the basement and an attic room without sloping ceilings. The house was originally built as a family business with both a manufacturing facility and a residence; nowadays it offers a **tailor's workshop, large storage rooms, two 3-bedroom (4+kk) apartments, two 1-bedroom apartments (one 2+1 and one 2+kk), and 2 studios (1+kk)**. All units have a **balcony, a terrace, or garden access**. The top floor also offers a drying room with the possibility of being rebuilt into a conservatory, along with an extension of the floor area, as well as two large terraces with stunning views of the city over the surrounding treetops. The house has two internal staircases and 2 separate garages with automatic gates. The apartments are equipped with wooden parquet floors, tiles, and new wooden windows, and there are also fully equipped kitchens. The villa underwent a **complete renovation in 2009, which included a new roof, plumbing, and sewerage system**.

An exceptional and prestigious location with all amenities within easy reach, close to kindergartens and primary schools and only a few minutes away from Anděl and the French Lyceum.

Total area 488 m<sup>2</sup>, living area without basement 363 m<sup>2</sup>, built-up area 256 m<sup>2</sup>, garden 675 m<sup>2</sup>, plot 931 m<sup>2</sup>.