



## House Four-bedroom (5+1)

Rented

320 m<sup>2</sup>, Praha 10, Vinohrady, Benešovská





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Plot	937 m <sup>2</sup>
Foot print	118 m <sup>2</sup>
Garden	748 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	32417
Available from	Immediately

**High standard, completely refurbished 4-bedroom 2-bathroom semi-detached 1926 villa complete with a beautiful mature garden and a private atmosphere. Completely renovated in 2009 and boasting a timeless design imparted by the renowned PHA architectural studio that respects the original spirit of the place while conforming to the necessities of modern life. Located in the highly sought-after residential neighborhood of Vinohrady, full of greenery, with quick connections to the city center and full amenities. The Flora shopping mall and metro station (line A) are just a few min. walk away.**

The ground floor features a bright and spacious living area connected by a sliding door to a fully fitted kitchen, direct access from the living room to the **garden patio**, and a large entrance hall. There is a toilet on the mezzanine floor, and a private zone including a master bedroom with a fitted **walk-in closet** and an en-suite bathroom, a children's bedroom (or home office), a storage room, and a laundry area on the first floor. The second floor features a spacious, independent attic apartment that includes a living room with an equipped kitchenette, a bedroom, a bathroom, plus a south-facing **terrace** with beautiful views.

**Marble** floors and wall tiles, **oak** hardwood floors, a combination of **rosewood** and semi-gloss lacquered wall panels and cleverly designed built-in wardrobes/storage spaces, a **fireplace**, underfloor heating, a Gaggenau American-style fridge/freezer with an ice dispenser, Siemens kitchen appliances, a Miele washing machine and dryer, a gas boiler, blackout curtains, a projection screen, an alarm system with the possibility to connect to a security company, a video entry phone, a gas barbecue, and a garden shed. Double **garage**. Utilities, including regular garden maintenance and technical support: CZK 9-10,000 per month. Available from July 1st, 2019.

