



## House Five-bedroom (6+1)

277 m<sup>2</sup>, Prague 5, Smíchov, K Vodojemu

Rented





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Total area	277 m <sup>2</sup>
Plot	829 m <sup>2</sup>
Foot print	426 m <sup>2</sup>
Garden	403 m <sup>2</sup>
Floor area	257 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33588
Available from	Immediately

This is a newly fully renovated 5-bedroom 4-bathroom free standing 1940s villa with a mature landscaped garden and green views, set in a slope in a quiet street in Malvazinky, Prague 5, in close vicinity of the Na Pláni, Na Farkáně, Paví vrch and Santoška parks. Located within easy reach of Radlická metro station, with bus and tram connections and quick access to full amenities, Nový Smíchov / Anděl shopping zone, and sports facilities including a swimming pool, a fitness center, tennis courts and more.

The main floor features a fully fitted kitchen, a dining room with a **working historic stove**, a living room with access to the **terrace and garden**, a toilet, a hall with built-in wardrobes, and an entrance hall. The first floor includes three bedrooms - one with a **balcony**, two bathrooms (bathtub, bidet, toilet / walk-in shower, toilet), and a hall with built-in wardrobes. The second floor is comprised of a large attic space suitable for storage. The garden level offers two bedrooms - one with garden access, two bathrooms (walk-in shower, toilet / bathtub, toilet), a utility / storage room, laundry / boiler room, and direct access to the garden.

**Air-conditioning, solid wood parquet floors**, original wooden staircases, gas boiler, dishwasher, induction cooktop, microwave oven, video entry phone, alarm, satellite reception, LAN cabling throughout, combined bidet toilets, heated driveway. **Double garage** with large storage space and direct access to the house is available. Utilities are billed separately.

