



## House Nine-bedroom (10+kk)

Ask for price

1 013 m<sup>2</sup>, Prague 2, Nové Město, Rašínovo nábřeží





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Plot	674 m <sup>2</sup>
Foot print	427 m <sup>2</sup>
Garden	247 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	E
Reference number	34310

This Cubist villa from 1913, registered in the Central List of Cultural Monuments, with an underground garage, a garden, and a terrace with views of the Vltava River and Vyšehrad, stands on the Rašínovo Embankment opposite the Císařská Louka Island.

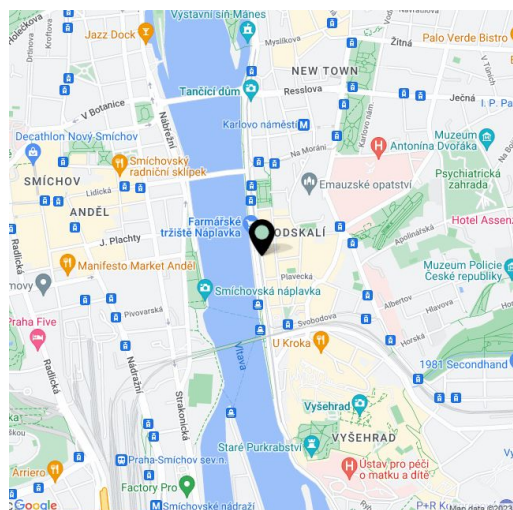
The current layout consists of 1 underground floor, 2 upper floors, and an attic with offices with kitchens, toilets, and utility facilities. There are storage rooms on the 2nd underground floor. There is a brick garden house on the plot.

The architect of the building is **Josef Chochol** in cooperation with **Antonín Belada**. The house is part of a group of **Cubist houses** that are some of the most important early works of Czech modern architecture. It was completely reconstructed and rebuilt in 1995, giving the interior an original appearance. Parquet floors, doors, wall lining, textile wallpaper, radiator covers, all wardrobes (including built-in), lighting fixtures, sanitary ware, etc. have been restored or preserved. Parking is available in the garage and in front of the building.

The building is located close to the Vyšehrad Tunnel, within walking distance of the **Výtoň** tram stop. A pharmacy, a supermarket, a renowned ice cream parlor, and a popular promenade with a wide range of refreshments and opportunities to exercise outdoors are nearby. The **large park** on the hill with the legendary **Vyšehrad** is a pleasant walk away.

Total area 1,013 m<sup>2</sup>, built-up area 427 m<sup>2</sup>, garden 247 m<sup>2</sup>, plot 674 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

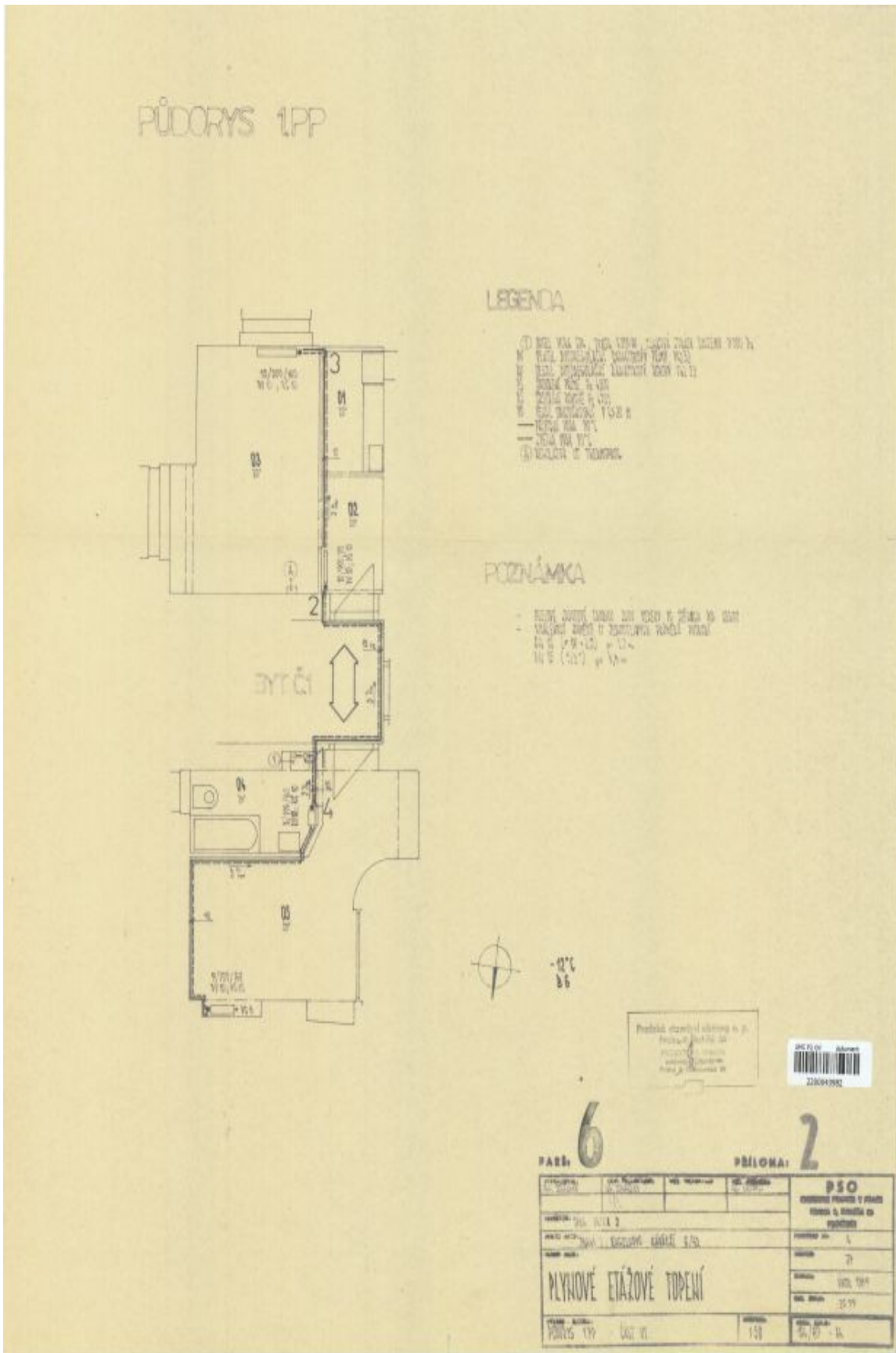




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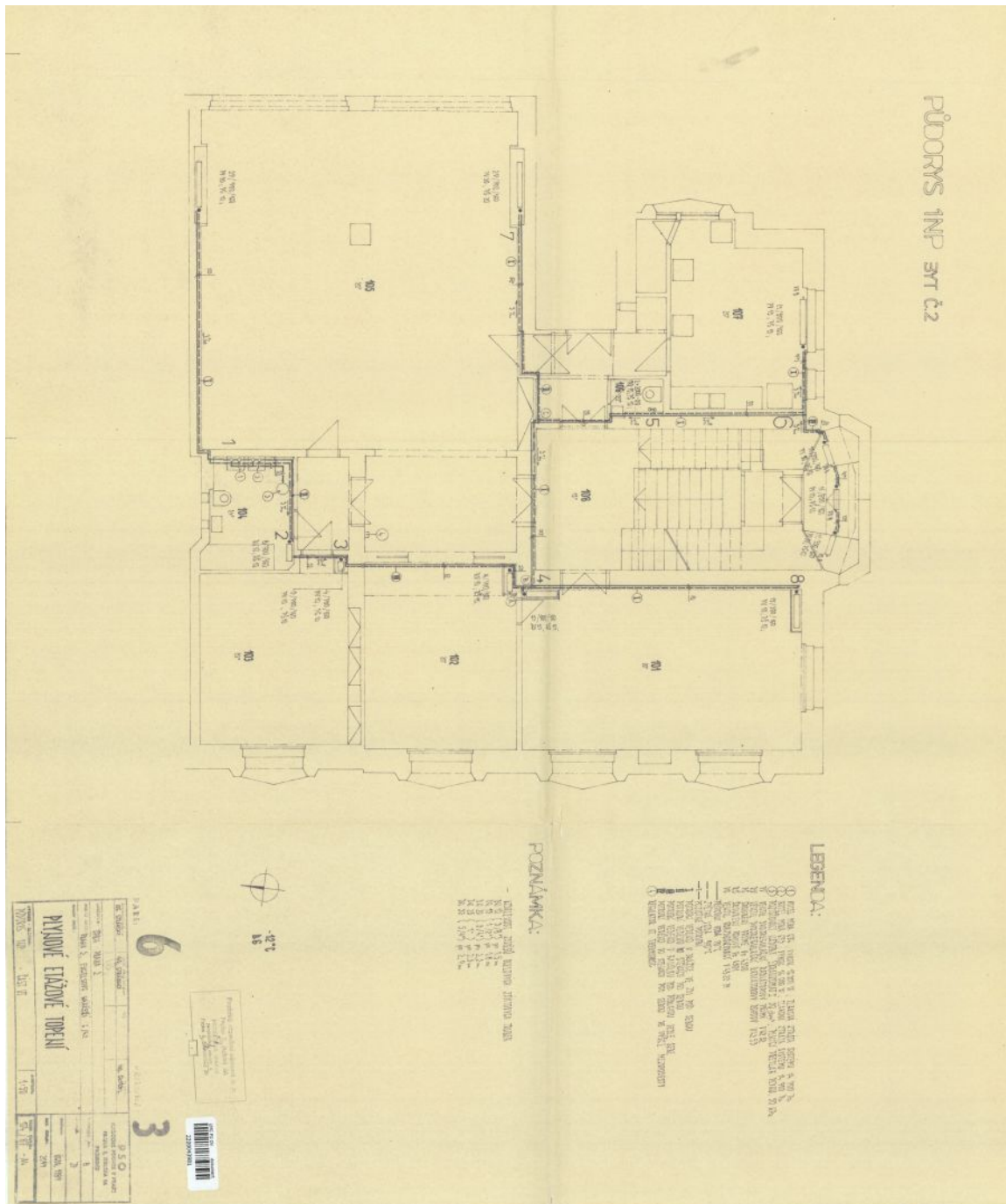




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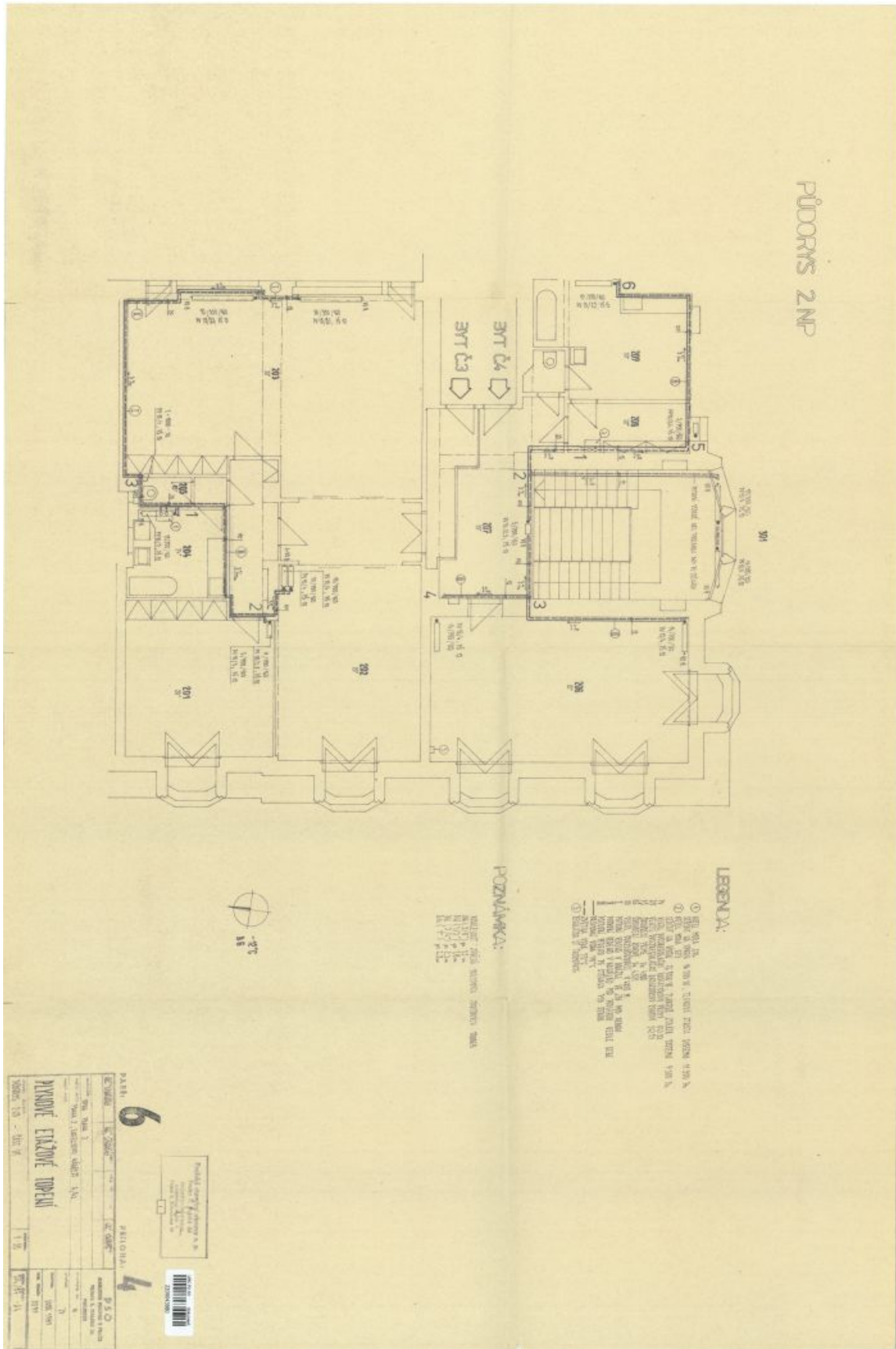




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