



## HOUSE FOR SALE, str. Nad Výšinkou, P 5 - Smíchov

An exquisite property with fabulous views and splendid surroundings, designed in 2007 by the architectural studio - Hlaváček & partner. The three storey villa is situated in an exclusive location renowned for its beautiful pre-war villas only minutes away from the historical center of Prague and Prague Castle Gardens. This quiet pleasant environment offers a taste of the life style once enjoyed by pre-war Prague connoisseurs.

The entire property is composed from 2 separate parts, 524,6 sqm and 162,1 sqm, connected on each floor via doors. Each part has living room, office room, fully equipped kitchen and bedrooms with bathrooms. Unifying element, separated from the living space, is a pool completed by the sauna and jacuzzi. All the top floor is devoted to the bathing and relaxing - a real spa culture. The wide roof terrace is accessed via spa. Landscaped formal gardens surround the villa, and there is dual access to the property: via short tunnel or the garden. This innovative approach protects the privacy of the owner. The overall concept of the building managed to escape from all the fashion trends of the time. The property, which has been published in the book "Famous Villas of Prague," represents quality, security, and lasting value.

The location has easy and fast links to the city centre and also to the renowned Nový Smíchov shopping centre. The bus station is very close by, as is the strategic highway leading to the Plzeň and Brno motorways and towards the international airport. A great location with a wide range of cultural and sports facilities, including above-standard civic infrastructure.

3x 5x

**130 000 000 CZK**

### Specification

Detached house

Area: 686 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

☒ Garden (573 m<sup>2</sup>)

**Estate id:** 3372

**Web link:**

[www.viphomes.cz/3372](http://www.viphomes.cz/3372)

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