



400 m² | Nad Výšinkou, Praha 5 - Smíchov | on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7942	Price	on request
Address	Nad Výšinkou, Praha 5 - Smíchov	Type	Houses
Category	Villa	Usable area	400 m²
Number of rooms	5 and more rooms	Land area	3 359 m²
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Cellar	Yes	Swimming pool	Yes
Year of construction	1910		

About real estate

We are offering for sale a fully renovated villa built in 1910 with a floor area of 400 m², surrounded by a beautiful, expansive landscaped garden featuring unique mature trees. The property was built as part of a prestigious villa project by architect Viktor Beneš, influenced by English villa architecture. The lot is one of the largest private residential plots in the wider center of Prague, covering an area of 3,359 m².

The layout of the house is thoughtfully designed and respects the original historical elements. The ground floor comprises the social area of the house. The entrance hall with a marble floor leads to a stately study with original wood paneling, a dining room and living room with views of Prague, and a large, stylish kitchen. All rooms are furnished in the spirit of the elegance characteristic of villas from the first quarter of the 20th century. The villa retains a high standard of artistic and artisanal elements, which were enhanced during the renovation by the integration of state-of-the-art technologies. The ground floor connects the house to the garden and terraces.

The first floor features private bedrooms and additional amenities for the owners' maximum comfort. The master bedroom is connected to a walk-in closet and a large bathroom. There are also two additional bedrooms, which share a second bathroom on this floor.

The attic of the house, which is currently unused, offers space that can be converted into additional bedrooms with amenities. The crowning feature of the building is an observation tower offering unique 360° views of the surrounding area.

The house has a two-story basement. The first basement level features a wellness zone that offers maximum comfort and space for relaxation and active recreation. It includes a 25-meter indoor outdoor pool, a sauna, and a modern fitness center. This level also houses a laundry room and the home's utility and storage facilities. The second basement level features a wine cellar.

The villa is equipped with air conditioning in all rooms and has been meticulously maintained over the long term. Thanks to the harmonious blend of historic elegance with modern technologies and high-quality materials, it meets even the highest standards for comfortable and prestigious living.

The property features a detached garage for three cars, three covered parking spaces, and two driveways, ensuring maximum convenience and flexibility for parking. The garden also includes two outdoor seating areas, one of which features an outdoor kitchen, ideal for social gatherings and private relaxation. The entire property is secured by a CCTV camera system.

The property is located in the sought-after and prestigious Na Hřebenkách residential neighborhood in Prague 5 – Smíchov. This area is known for its peaceful atmosphere, abundance of greenery, and panoramic views of Prague's historic center. Popular parks and recreational areas are in the immediate vicinity, namely Petřínské sady, Klamovka Garden, and Ladronka Park, which offer a wide range of opportunities for sports, relaxation, and family activities. The location also provides excellent access to the city center and a full range of amenities, including schools, shops, restaurants, and other services.