



🏠 308 m<sup>2</sup> 📄 Nad pomníkem, Praha 5 - Hlubočepy 💰 53 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>N6661</b>	Price	<b>53 000 000 CZK</b>
Address	<b>Nad pomníkem, Praha 5 - Hlubočepy</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>308 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>652 m<sup>2</sup></b>
Built up area	<b>159 m<sup>2</sup></b>	Garden area	<b>493 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>No</b>
Garage	<b>Yes</b>	Loggia	<b>13 m<sup>2</sup></b>
Terrace	<b>57 m<sup>2</sup></b>	Cellar	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We exclusively offer for sale a villa with a layout of 6+kt by the famous film architect Jindřich Goetz with a living area of 182.4 sqm with a roof terrace of 57.3 sqm, two loggias of 13.6 sqm and a technical background of 54.9 sqm. The property with beautiful views of the Vltava River valley is located on a sloping south-eastern plot. The villa was built for a famous personality of the Czech film industry. The corner plot is bounded by Pod Žvahovem and Nad Pomníkem streets. It is a very exposed location.

The property is set in a rugged terrain, which allows the connection of the garden with the interior of the villa. This is reflected in the house itself by several levels of floors.

The ground floor serves as the technical and operational background of the villa. There is a garage for two cars (30m<sup>2</sup>), a laundry room (9 sqm), a boiler room (8.5 sqm), a pantry (4 sqm) and a storage room (3.4 sqm). Also, the main entrance to the house with built-in wardrobes is on the ground floor. In the mezzanine, following the garden terrain with access to the garden, there is a bedroom (20 sqm) with a dressing room (4.9 sqm), a bathroom with toilet (8.3m<sup>2</sup>) and a separate toilet (1.7 sqm). On the 2NP is the heart of the property itself. There is a kitchen (10 m<sup>2</sup>), a dining room and lounge (33.4 sqm) and a living area with fireplace (21 sqm). All this is complemented by a loggia (8.5 sqm) with views over the valley. On the next level of the house there is a room (15 sqm) with a loggia (5.1 sqm), a second room (14 sqm), a dressing room (7.3 sqm) and a bathroom with toilet (4.8 sqm). The last part of the house, on the 3rd floor, has a study (15.5 sqm), a guest room (11.8 sqm) and a large terrace (57.3 sqm) with unique views.

The villa has a unique character. It was built in the 1970s, then continuously renovated, most recently in 2018 in a retro style. Wooden floors were laid and stairs were tiled, bathrooms and toilets were redone including plumbing, a kitchen was fitted and other necessary modifications were made especially the refurbishment of the doors. The flat roofs were covered with waterproofing foil. The house has euro windows. The house is heated by a Vaillant gas boiler.

The garden under the villa is landscaped as a slope of ornamental trees, behind the house there are pleasant corners to relax with mature trees.

The property is set in a residential area of Prague 5 and has good access to the centre. There is a bus stop in the immediate vicinity.

We recommend a tour of the property.