



44,900,000 CZK

including agency fee and legal service

For sale : Villa with garden and swimming pool : Praha 4- Podolí, Vápencová Vápencová, Praha 4

registration number	008897
type of contract	sale
area	557 sqm
terrace	yes
PENB energy label	D

property type	house
property subtype	villa, family house, residence
land area	1,617 sqm
parking	garage
available from	03.09.2024

Exclusive sale of a representative the First Republic villa built in 1939 on a large plot with 3 apartments, 2 terraces, a garden and an indoor pool. In very good condition after reconstruction with a rich history and a story in a beautiful place in the prestigious residential area of Podolí accessible in five minutes by car from the center of Prague. The usable area of 557 sqm offers 3 apartments, 2 terraces, an indoor pool by the house, a garage, 2-3 parking places on the plot. Total area of plot is 1617 sqm. Built-up area 220 sqm, garden 1397 sqm. Until now the villa was rented to an embassy, previously to a legal office and it was also the residence of the famous artist Jiří Trnka, who had a studio here - the garden with his cat became his inspiration for the famous book and movie "The Garden". The apartment on the 1st above-ground floor (from the street it is basement) 3+1 with bathroom, fireplace, pantry and terrace with its own entrance from the garden was approved in 2003 for administrative purposes. There is also the technical background of the house (4 rooms). Apartment on the 2nd floor - (from the street it is the groundfloor) - offers two bedroom apartment (main entrance is from a quiet street), a living room with a large fireplace, a diningroom, a study, a dressing room, a kitchen, two halls, a separate toilet and a terrace with access to the garden. On the 3rd and the 4th above-groundfloors (1st and 2nd floor) - there is four bedroom apartment (5 +1) with 2 bathrooms, dressing room, storage . The house is equipped with an alarm, camera system, satellite, window blinds, gas boiler. The house offers several possibilities of the use, connection or division. Over the years, the house has undergone several renovations (2010 total renovation of the electrical installation and attic rooms). The quiet part of Prague 4 - Podolí offers all

the facilities for a comfortable family life as well as for business purposes (company headquarters). Excellent transport connection: by car - 5 km from the center - Wenceslas Square, metro C station "Pražského povstání" 1.3 km from the house, bus station – 8 minutes walk from the house. Large parks, schools, kindergartens, shopping center Arkády Pankrác are nearby. Golf course - (2 km), airport accesible 30 minutes by car. The seller reserves the right to select the buyer based on the criteria chosen by him.