



House Five-bedroom (6+kk)

€ 2 150 101 | CZK 53 000 000

308 m², Prague 5, Hlubočepy, Nad Pomníkem





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Total area	308 m²
Plot	652 m²
Foot print	159 m²
Garden	493 m²
Floor area	207 m²
Balcony	14 m²
Terrace	57 m²
Parking	Double garage
Garage	30 m²
Cellar	-
PENB	G
Reference number	108762

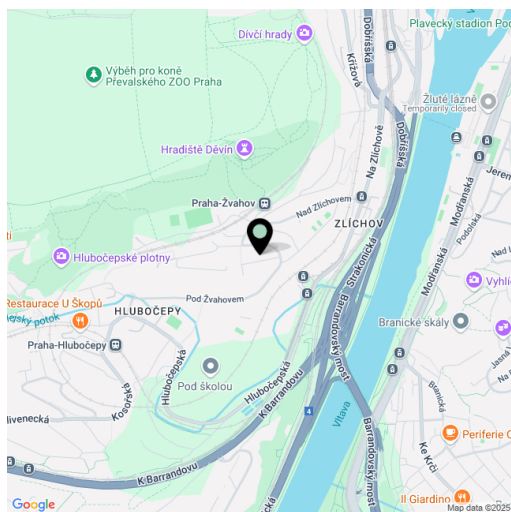
This unique villa with a rooftop terrace and breathtaking views, designed by the acclaimed film architect Jindřich Goetz, is situated in a prestigious residential area of Žvahov in Prague 5 – Hlubočepy, near the natural beauty of the Prokop Valley.

The ground floor consists of a main entrance, a **double garage**, storage areas, and technical and service facilities. At the **garden** level, there is a bedroom with a **walk-in closet**, a bathroom with a toilet, and a separate WC. The living area on the second floor includes a kitchen, a spacious dining room/lounge, and a living room with a **wood-burning fireplace**. The dining and living rooms are connected to a **loggia with views over the valley**. The private zone includes two bedrooms (one of them with a **loggia**), a walk-in closet, and a bathroom with toilet. The top floor features a study, a guest room, and an almost **60 m² rooftop terrace** with uninterrupted views of the **wide surroundings**.

The villa was built in the 1970s for a **prominent figure in the film industry**. It has been well maintained throughout, and the last renovation took place in 2018: **new wooden floors**, stair cladding, a new kitchen, bathrooms and toilets including utilities, and **refurbished doors**. The windows are **wooden**, and heating is provided by a Vaillant gas boiler. The sloping garden is planted with **ornamental greenery**, and the rear part offers a pleasant seating area under **mature trees**.

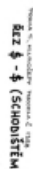
A kindergarten, elementary school, grocery store, and sports center operate nearby; additional amenities are within short driving distance, and the Anděl shopping and business center is just 5 minutes by car. The area is characterized by **abundant greenery**—on one side it is bordered by the Pod Žvahovem nature reserve, and on the other by the expansive **Prokop Valley**.

Total area 308.2 m² (interior 207.3 m², terrace 57.3 m², balconies 5.1 m² and 8.5 m², garage 30 m²), built-up area 159 m², garden 493 m², plot 652 m².



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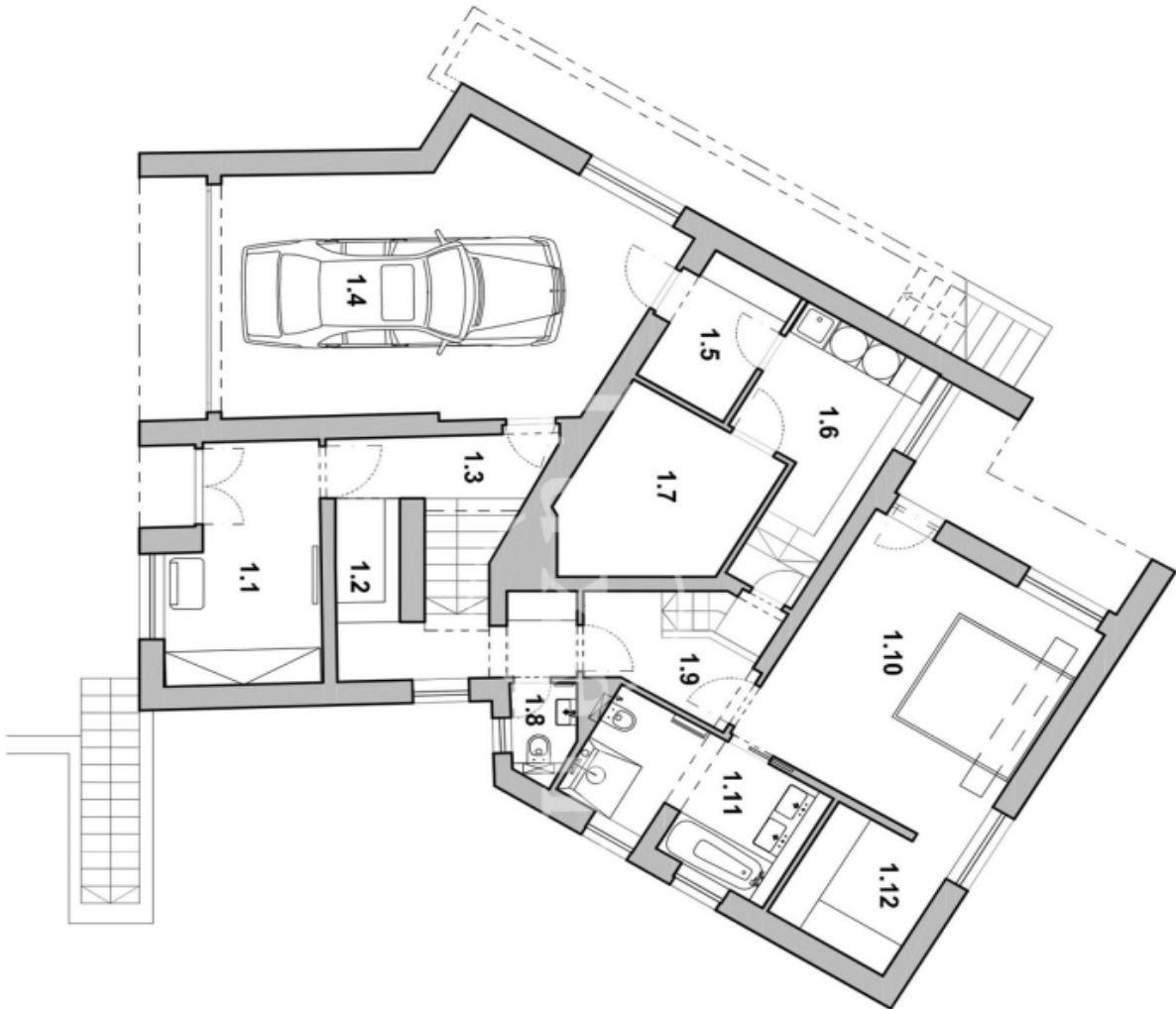




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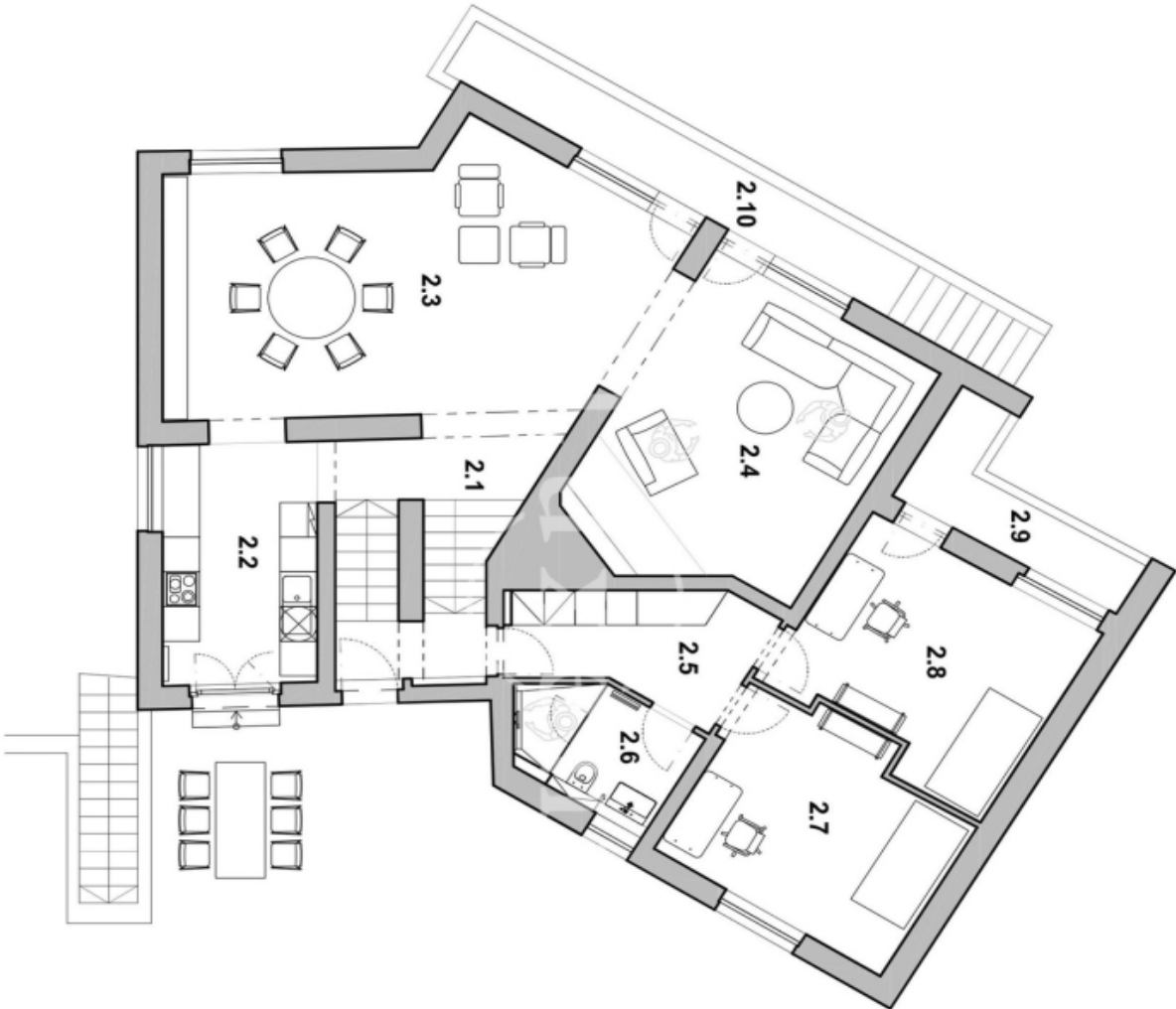
1NP		
1.1	VSTUP	9,5m2
1.2	KOMORA	3,4m2
1.3	SCHODIŠTĚ	-
1.4	GARÁŽ	30,0m2
1.5	SPÍŽ	4,0m2
1.6	PRÁDELNA	9,0m2
1.7	TZB MÍSTNOST	8,5m2
1NP MEZIPATRO		
1.8	WC	1,7m2
1.9	CHODBA	5,2m2
1.10	MASTER LOŽNICE	20,0m2
1.11	MASTER KOUPELNA	8,3m2
1.12	MASTER ŠATNA	4,9m2
CELKEM		104,5m2



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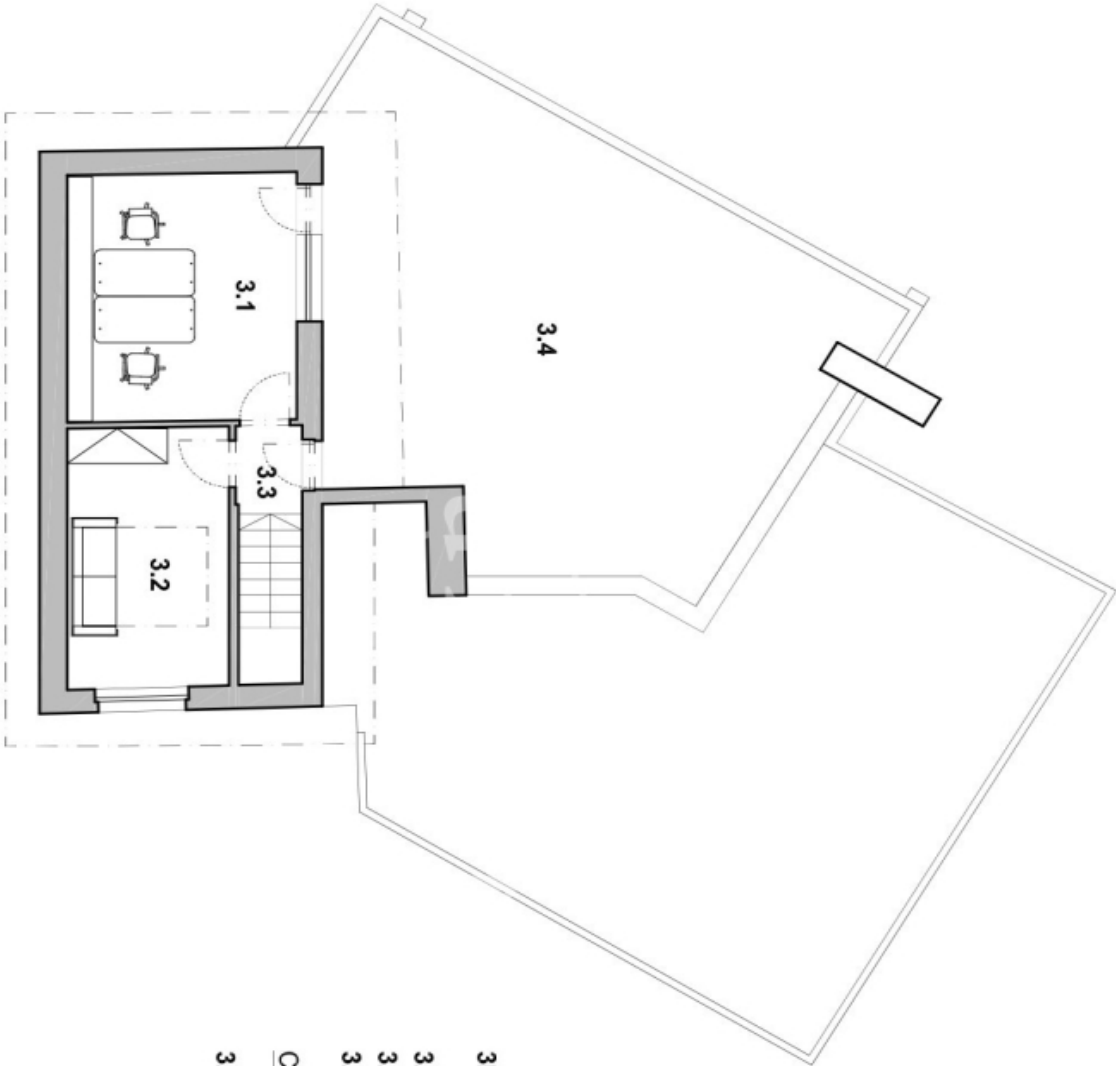
2NP		
2.1	SCHODIŠTĚ	-
2.2	KUCHYŇ	10,0m2
2.3	JÍDELNA, SALON	33,4m2
2.4	OBÝVACÍ POKOJ	21,0m2
1NP MEZIPATRO		
2.5	ŠATNA	7,3m2
2.6	KOUPELNA	4,8m2
2.7	POKOJ-1	14,0m2
2.8	POKOJ-2	15,0m2
CELKEM		105,5m2
2.9	BALKON -1	5,1m2
2.10	BALKON -2	8,5m2



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3NP		
3.1	PRACOVNA	15,5 m2
3.2	HOSTOVSKÝ POKOJ	11,8m2
3.3	SCHODIŠTĚ	-
CELKEM		27,3m2
3.4	TERASA	57,3m2