

## House Seven-bedroom (8+1)

€ 6 208 692 | CZK 155 000 000

748 m<sup>2</sup>, Prague 6, Dejvice



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Total area	748 m <sup>2</sup>
Plot	1 007 m <sup>2</sup>
Foot print	303 m <sup>2</sup>
Garden	704 m <sup>2</sup>
Floor area	702 m <sup>2</sup>
Terrace	46 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	-
PENB	C
Reference number	101957

**This expensively renovated, representative villa equipped with high-quality materials and custom-made furniture stands in a quiet location in a one-way side street near a parking lot in Prague 6, in one of Prague's most prestigious residential areas, on Hanspaulka.**

Most of the entrance floor is occupied by a generously designed living room with adjoining kitchen, dining room and lounge. From the living room it is possible to enter a large **south terrace**, from the lounge to a **smaller terrace**. There is also a study, a storage room, a toilet with a bidet and an airy hall. On the 1st floor is a library, a bedroom with a study and a bathroom, a second bedroom with a large bathroom (bathtub, shower, 2 sinks), a **dressing room with a boudoir**, a pantry and a cleaning room. On the 2nd floor is a master suite with a bedroom, a study, a bathroom, a spacious dressing room, a tea kitchen and an **east-facing terrace with a view of the treetops**. The bright basement with **direct access to the garden** contains a pool hall, bar, kitchen, **conservatory/fitness**, dressing room, **sauna**, shower and toilet. There is also a technical background and entrance to the **double garage**.

The villa was completely renovated in 2012 (including the extension), the building and the interior are in **excellent condition**. The floors are made of **chevron parquet or marble tiles**, in the pool hall there is a **Sicis design mosaic**. The whole house has **air conditioning** and **heated ceilings**, all bathrooms have underfloor heating. The wood-burning **fireplace** creates a cozy atmosphere in the living room. All interior fittings are in a uniform style, **custom-made crystal lamps** in all rooms will impress, the furniture is mainly from the **premium brand Barbara Barry**. The sanitary ware is from **Duravit**, the faucets are from **Zucchetti** Italian design brand, and the kitchen is equipped with built-in **Miele** appliances. The entire house and plot are guarded by a **camera system**. On the plot there is a carefully tended **sunny garden** and a **separate caretaker/security house**.

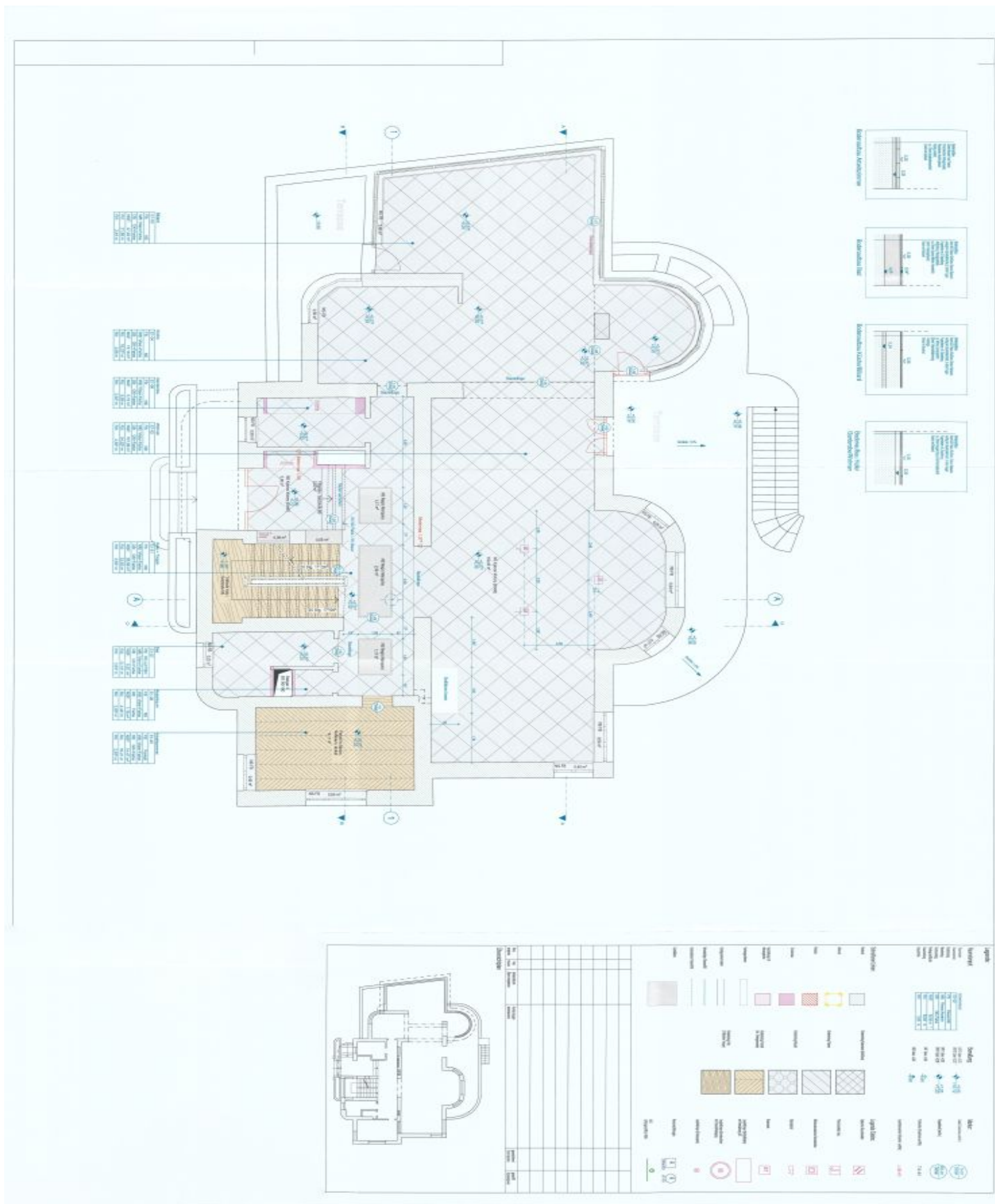
The nice location offers **impressive views** of the opposite residential area of Ořechovka and the tower of **the Church of St. Norbert**. Everything you need is at your fingertips. A metro station, a tram stop and the Borislavka shopping center are within walking distance as well as a kindergarten and elementary school or a gymnasium. The **ISP international school in Nebušice** is a short drive away, and the airport can be reached also quickly. In addition, the beautiful neighborhood is made more pleasant by the proximity of nature, just a few steps lead to the vast **forest park in Šarka**.

Usable area 748 m<sup>2</sup> (of which interior 702 m<sup>2</sup>, terraces 46 m<sup>2</sup>), built-up area 303 m<sup>2</sup>, garden 704 m<sup>2</sup>, plot 1007 m<sup>2</sup>.

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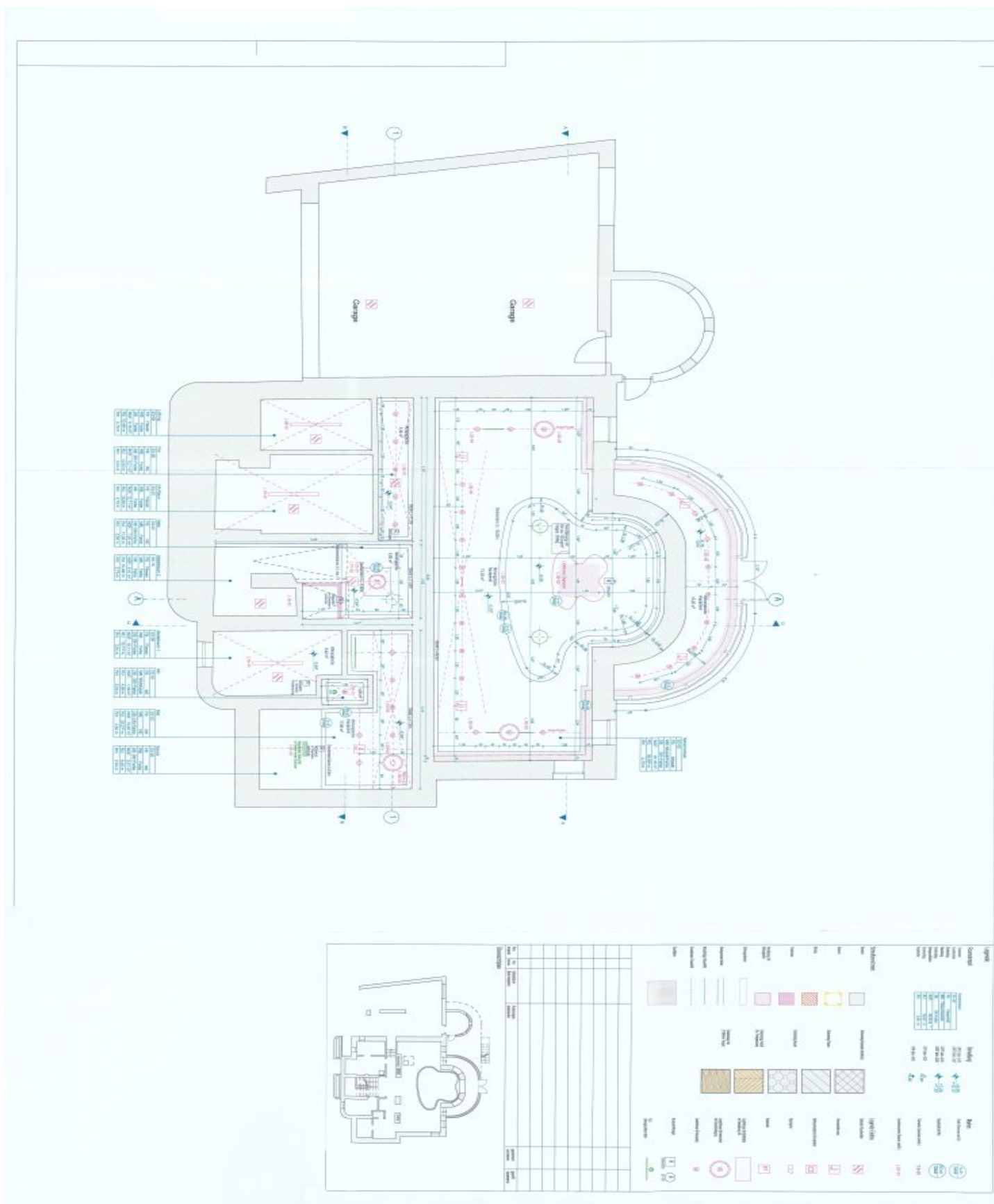
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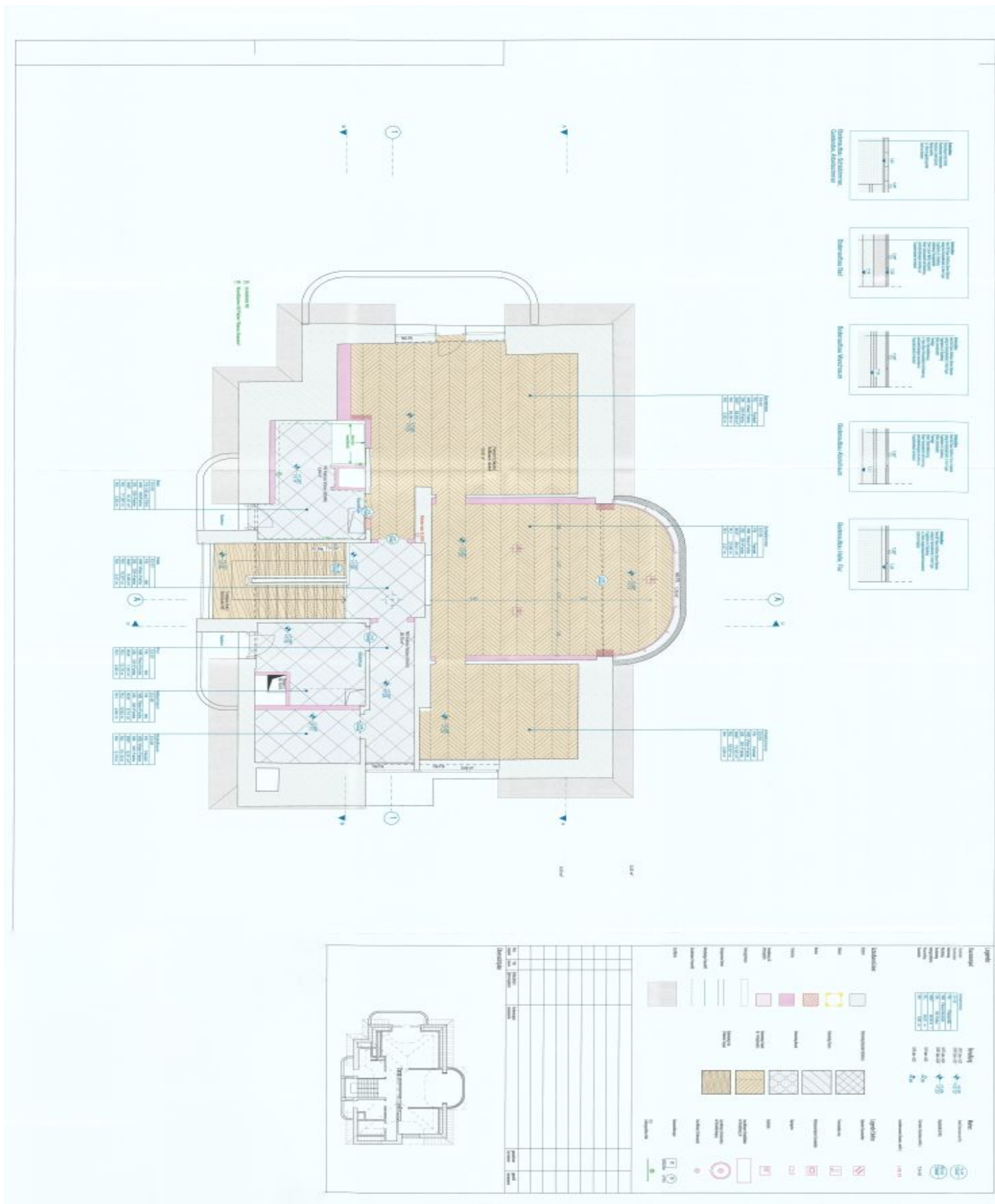
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