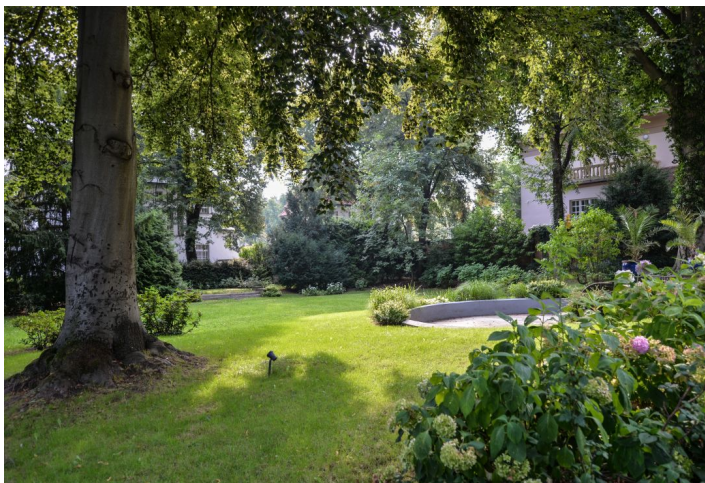


House Fifteen-bedroom (16+1)

Ask for price

1024 m², Prague 6, Bubeneč, náměstí Borise Němcova



House Fifteen-bedroom (16+1)

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1024 m², Prague 6, Bubeneč, náměstí Borise Němcova

Total area	1024 m ²
Plot	2 869 m ²
Foot print	661 m ²
Garden	2 208 m ²
Floor area	989 m ²
Terrace	35 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32160

This elegant villa from the 1920s currently used as an embassy and surrounded by a large landscaped garden stands in the historic center of the diplomatic district of Bubeneč. Stromovka Park is in close proximity.

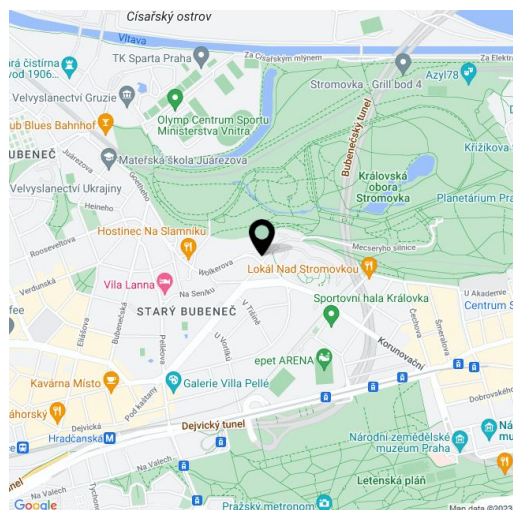
The entrance floor consists of a generous **reception hall with an atrium**, 3 bedrooms, a kitchen, a pantry, 2 guest toilets, a cloakroom, 2 closets, and a staircase corridor. On the 1st floor, there are 4 bedrooms (2 with private bathrooms), 3 dressing rooms, a bathroom with access to the terrace, 1 walk-through room with another terrace, and a hall. On the 2nd floor, there are 6 garret bedrooms, 2 bathrooms, and a hall. On the highest level is a gym. The basement is configured as a **housing unit** for the administrator (living room with a kitchen, a bedroom, and a bathroom) and a utility and operational room (pantry, garden tool storage, boiler room, drying room).

The villa was built by Ing. Václav Stieber, the president of the Chamber of Engineers, whose company also worked for the famous **Petschek family**. The house has been renovated and many original architectural features and works of art have been preserved in the interior and exterior, including **Braun's sculptures** in the garden. The grounds also feature an **original gazebo** and hundred-year-old trees. Gas heating.

In the past, several ministers lived in the villa and it is currently the residence of an ambassador. The property is part of a **dignified residential area** with many embassies in the neighborhood. The city center and the airport are easily accessible. Several restaurants, the Church of St. Gothard, or a sports hall are nearby. The vast **Royal Park (Stromovka)** in the style of an English park is only a few steps away, and **Letna Park** is also within walking distance.

Useable area 946.04 m², terraces 34.5 m², garage 43.33 m², built-up area 661 m², garden 2,208 m², plot 2,869 m².

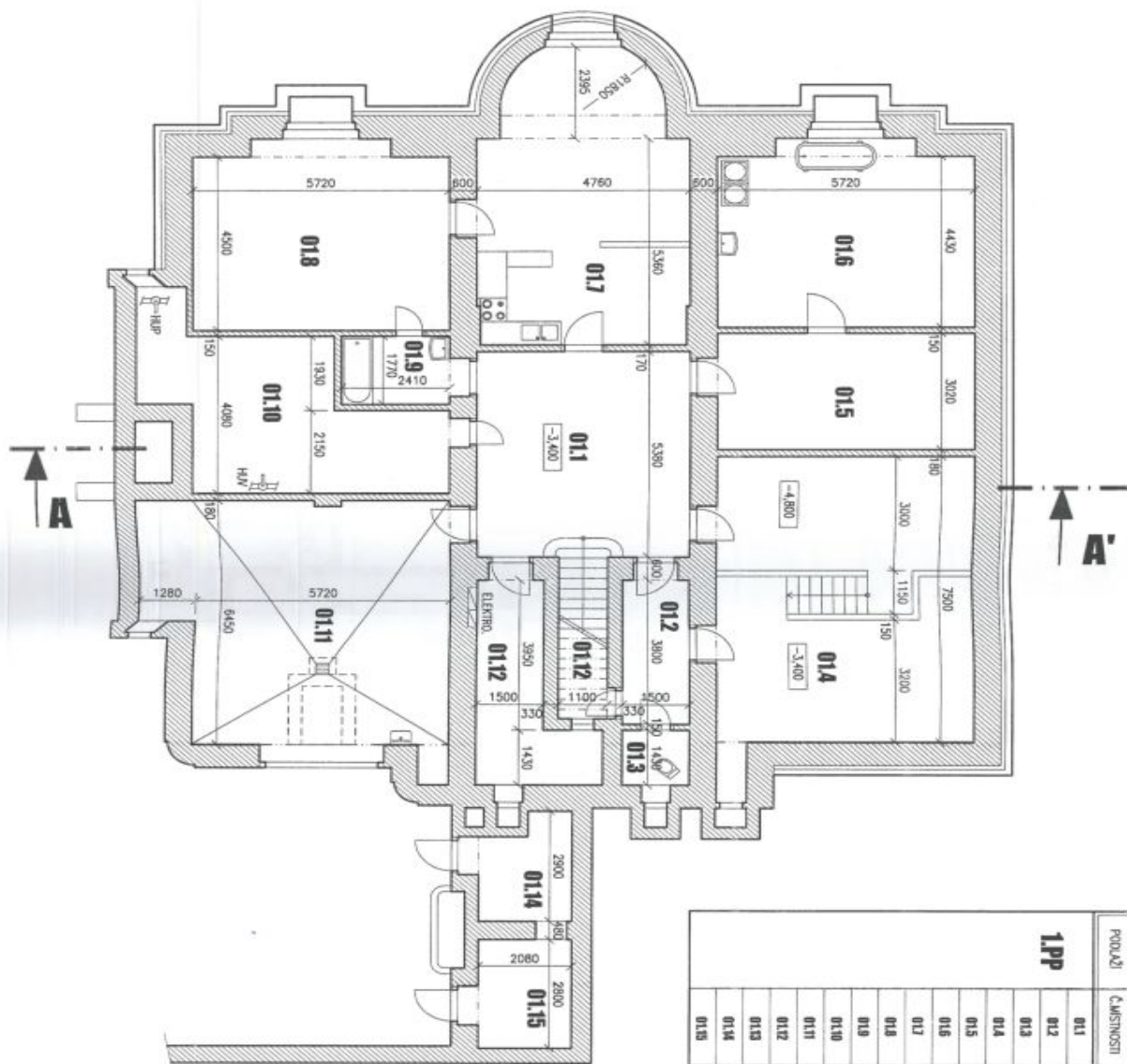
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



House Fifteen-bedroom (16+1)

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1024 m², Prague 6, Bubeneč, náměstí Borise Němcova



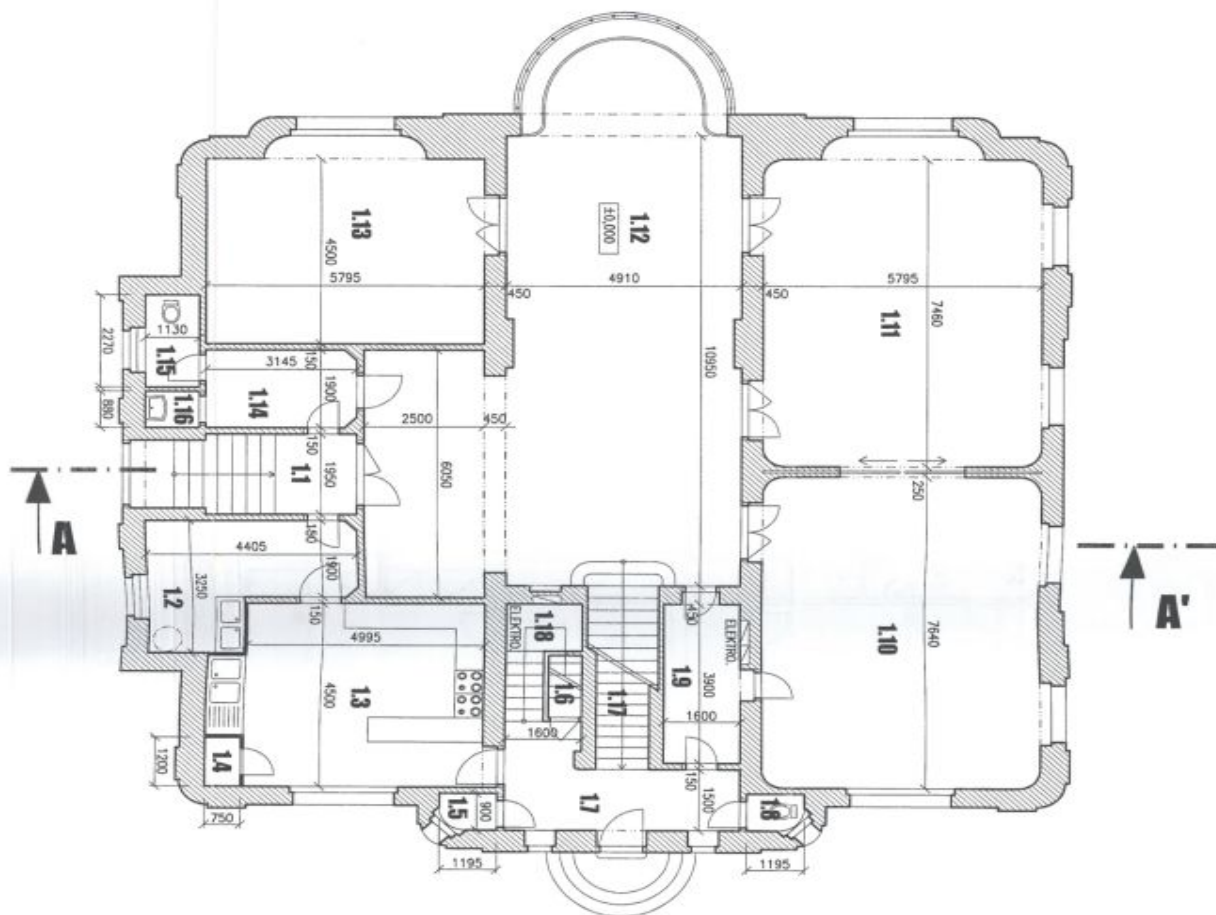
PODLAŽÍ	Č. MÍSTNOSTI	NÁZEV MÍSTNOSTI	PLOCHA (m ²)	CELK. PLOCHA (m ²)
1.PP	01.1	HALA	25,61	280,15
	01.2	CHODBA	6,15	
	01.3	WC	2,15	
	01.4	KOTELNA	44,87	
	01.5	SÚŠARNA	17,71	
	01.6	PRÁDELNA	26,84	
	01.7	KUCHYŇ	33,69	
	01.8	POKOID	27,24	
	01.9	KOUPELNA	4,72	
	01.10	SPALOVNĚ (HDP, HAV)	22,36	
	01.11	OBÝVACÍ	43,33	
	01.12	SPR2	10,42	
	01.13	SPR2	3,04	
	01.14	ZAHŘÍVANÍ NĚŘADÍ	5,75	
	01.15	ZAHŘÍVANÍ NĚŘADÍ	6,27	

SUTERÉN
ndm. Pod kofinou 3

House Fifteen-bedroom (16+1)

Ask for price

1024 m², Prague 6, Bubeneč, náměstí Borise Němcova



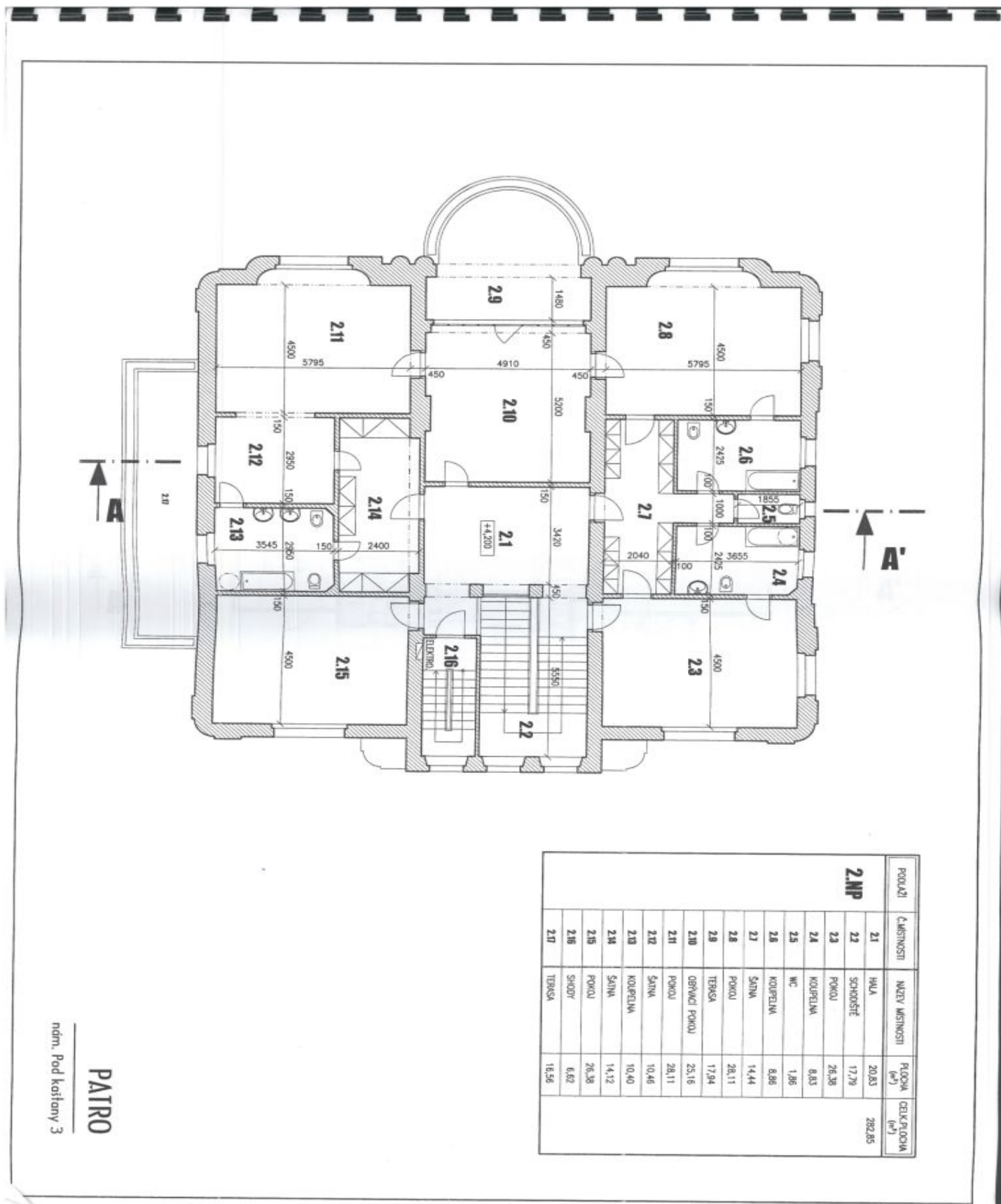
PODLAŽÍ	ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI	PLOCHA (m ²)	CELKOVÁ PLOCHA (m ²)
1NP	11	ZÁVĚŠÍ	8,74	278,5
	12	POMOCNÁ KUCHĚN	11,02	
	13	KUCHĚN	24,38	
	14	SPÍŽ	0,90	
	15	KOJNARNA	1,01	
	16	KOJNARNA	1,09	
	17	CHODBA	9,57	
	18	WC	1,01	
	19	JOJELNÍ SPRŠN	6,72	
	110	JOJELNA	45,11	
	111	SALÓN	46,24	
	112	SÍŇ	77,22	
	113	PRACOVNA	27,81	
	114	ŠATNA	5,91	
	115	WC	2,57	
	116	UMÝVADLO	0,99	
	117	SPÍCHOV	5,00	
	118	SPÍCHOV	3,21	

PŘÍZEMÍ
nám. Pod kaňkami 3

House Fifteen-bedroom (16+1)

Ask for price

1024 m², Prague 6, Bubeneč, náměstí Borise Němcova



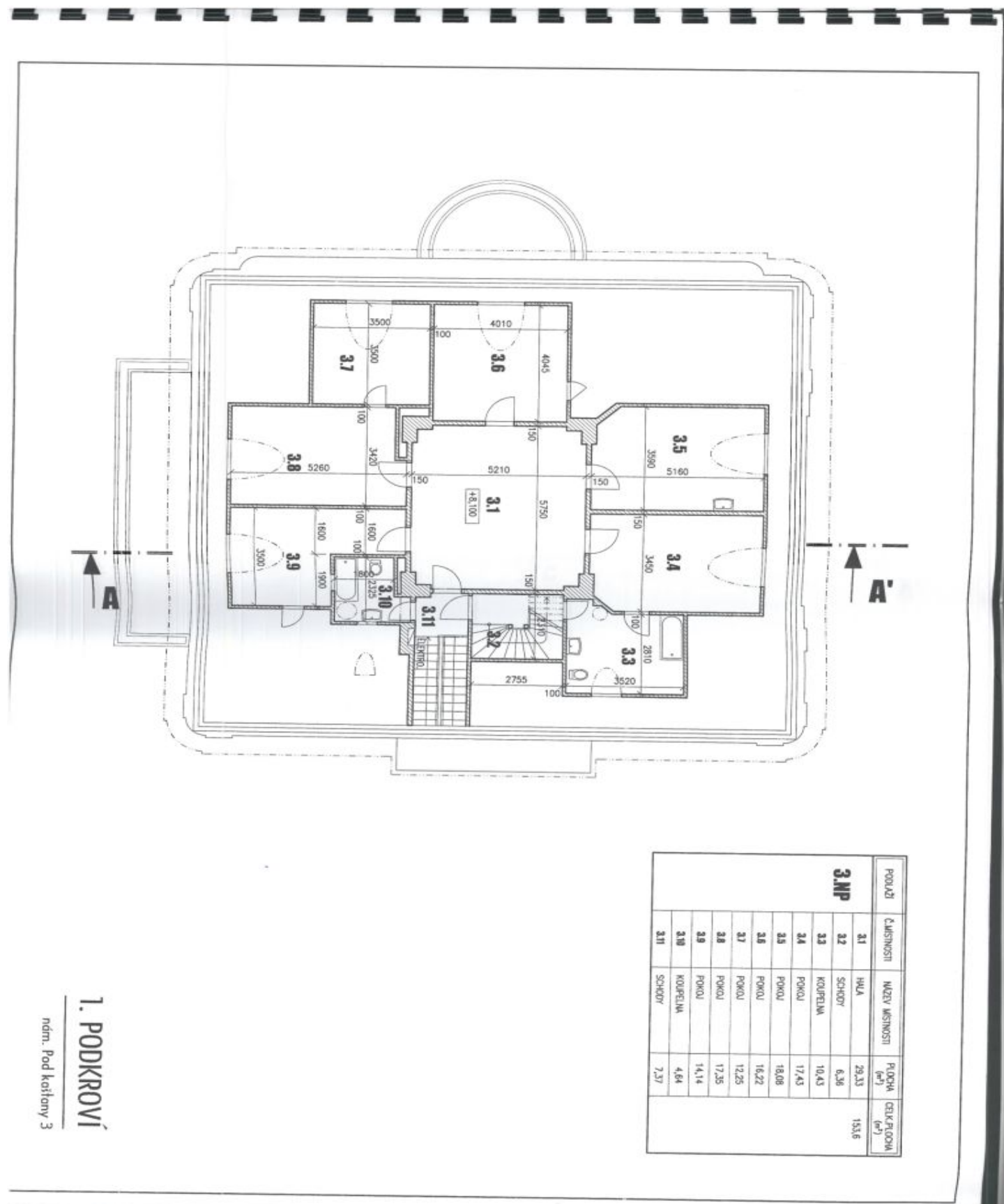
PODLAŽÍ	Č. MÍSTNOSTI	NÁZEV MÍSTNOSTI	PLOCHA (m ²)	CELK. PLOCHA (m ²)
2.NP	2.1	HALA	20,83	282,85
	2.2	SPRCHOVĚ	17,79	
	2.3	POKOUJ	26,38	
	2.4	KOUPELNA	8,83	
	2.5	WC	1,86	
	2.6	KOUPELNA	8,88	
	2.7	SÁLNA	14,44	
	2.8	POKOUJ	28,11	
	2.9	TERASA	17,94	
	2.10	OBYVACÍ POKOUJ	25,16	
	2.11	POKOUJ	28,11	
	2.12	SÁLNA	10,46	
	2.13	KOUPELNA	10,40	
	2.14	SÁLNA	14,12	
	2.15	POKOUJ	26,38	
	2.16	SPLOV	6,62	
2.17	TERASA	18,56		

ndm. Pod kofány 3
PAIRO

House Fifteen-bedroom (16+1)

Ask for price

1024 m², Prague 6, Bubeneč, náměstí Borise Němcova



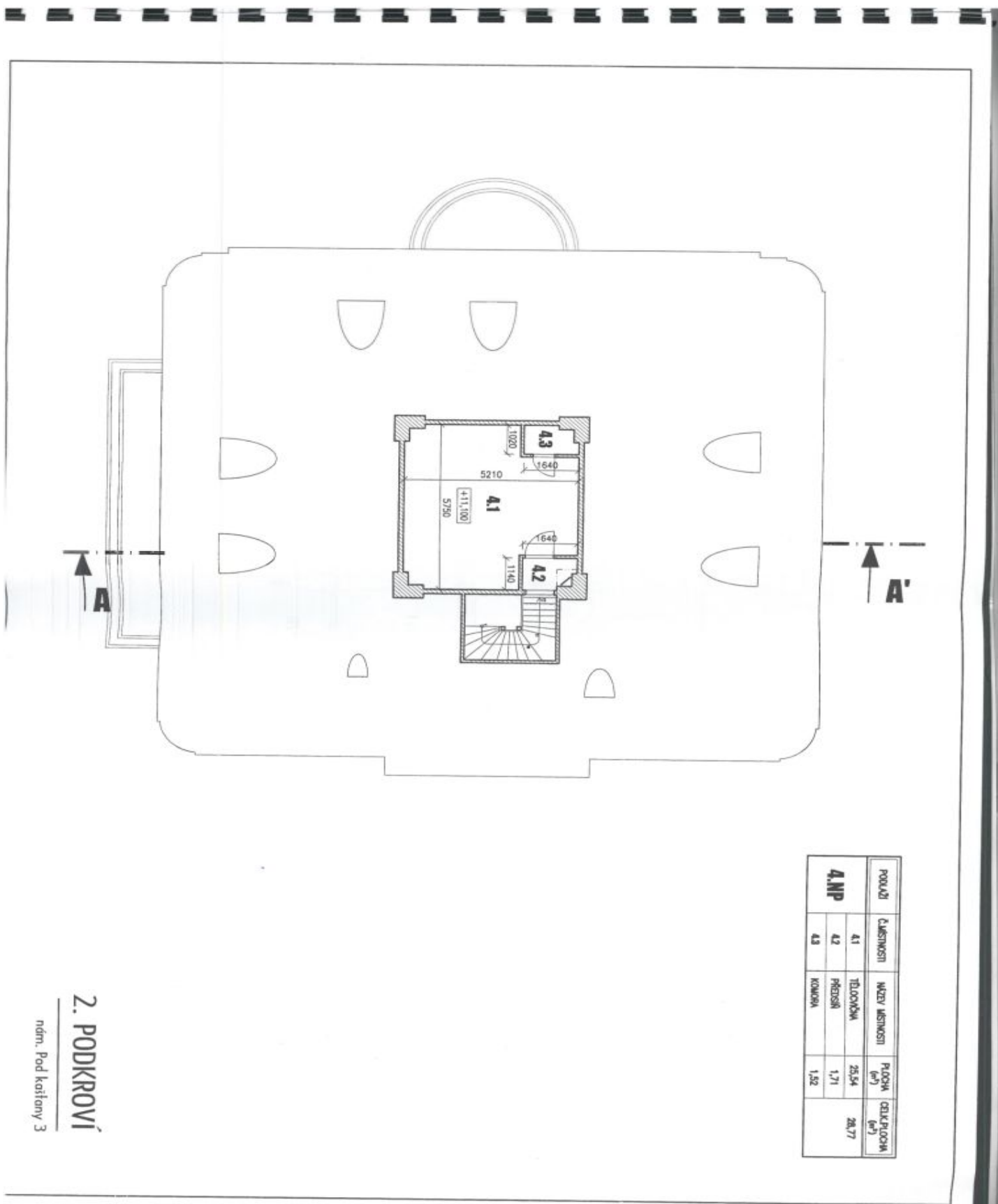
PODLI	Č. MÍSTNOSTI	NÁZEV MÍSTNOSTI	PLOCHA (m ²)	CELK. PLOCHA (m ²)
3NP	3.1	HUĀ	29,33	153,6
	3.2	SCHODY	6,36	
	3.3	KOUPELNA	10,43	
	3.4	POKOU	17,43	
	3.5	POKOU	18,08	
	3.6	POKOU	16,22	
	3.7	POKOU	12,25	
	3.8	POKOU	17,35	
	3.9	POKOU	14,14	
	3.10	KOUPELNA	4,64	
	3.11	SCHODY	7,37	

1. PODKROVÍ
nám. Pod kaňany 3

House Fifteen-bedroom (16+1)

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1024 m², Prague 6, Bubeneč, náměstí Borise Němcova



2. PODKROVÍ

ndm. Pod kaitany 3