



House Three-bedroom (4+1)

€ 1 119 552 | CZK 28 000 000

189 m², Příbram, Milešov, Orlická přehrada





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Total area	189 m ²
Plot	1 000 m ²
Floor area	169 m ²
Terrace	20 m ²
Parking	Garage and 1 boat slip
Garage	Yes
Cellar	-
PENB	C
Reference number	40714

This two-story house is designed by a renowned American architect who focuses on sustainability and the seamless transition of a house with the surrounding landscape. With a modern and at the same time unpretentious design, practical layout, terrace, garage, and boat slip at a private pier, it is part of the boutique Přístav complex with 14 separate houses sensitively set in a slope by the banks of the Orlik Dam that is being built in a completely quiet place surrounded by deep forests less than an hour's drive from Prague.

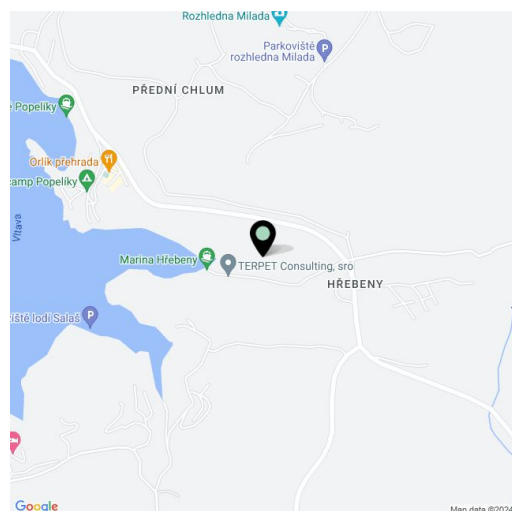
The upper (entrance) level offers a guest room, a bathroom with a toilet, and an entrance hall with a staircase. On the lower floor at the garden level, there is a large eat-in kitchen with an adjoining living room and access to the **garden terrace**, a master bedroom with a dressing room and bathroom, another bedroom, a bathroom, a laundry room, and a hallway.

The southwest-facing house, partly set into a slope, will impress you with its unique design, which was penned by the famous **American architect James Cutler**, who designed Bill Gates' residence, among other projects. Cutler prefers to design smaller buildings with an emphasis on sustainability and the environment. The raw concrete ceilings will contrast with the **Douglas wood floors**, and large floor-to-ceiling windows will offer views of the beautiful landscape year-round. **Larch framed windows** can be completely shaded by wooden shutters that let in soft daylight even when fully drawn. The house comes with a **garage and 1 boat slip at a private pier**.

An absolutely unique location in the Czech Republic on the banks of the largest dam on the Vltava Cascade, in the practically **untouched nature** on the border of the Central Bohemian and South Bohemian regions. The presence of the **sea eagle**, the largest Czech predator in the skies, is a sign of the good quality of the local environment. In the summer months, you can go sailing, surfing, swimming, and fishing, and in winter skating on a huge part of the frozen reservoir with beautiful views. The drive from Prague takes less than an hour and the driving time will be even shorter after the completion of the D3 highway, which will save time while also circumventing this unique location.

Usable area 189 m²: interior 150.39 m², terraces approx. 20 m² (will be added to the plans) garage 18.59 m², land 1,000 m².

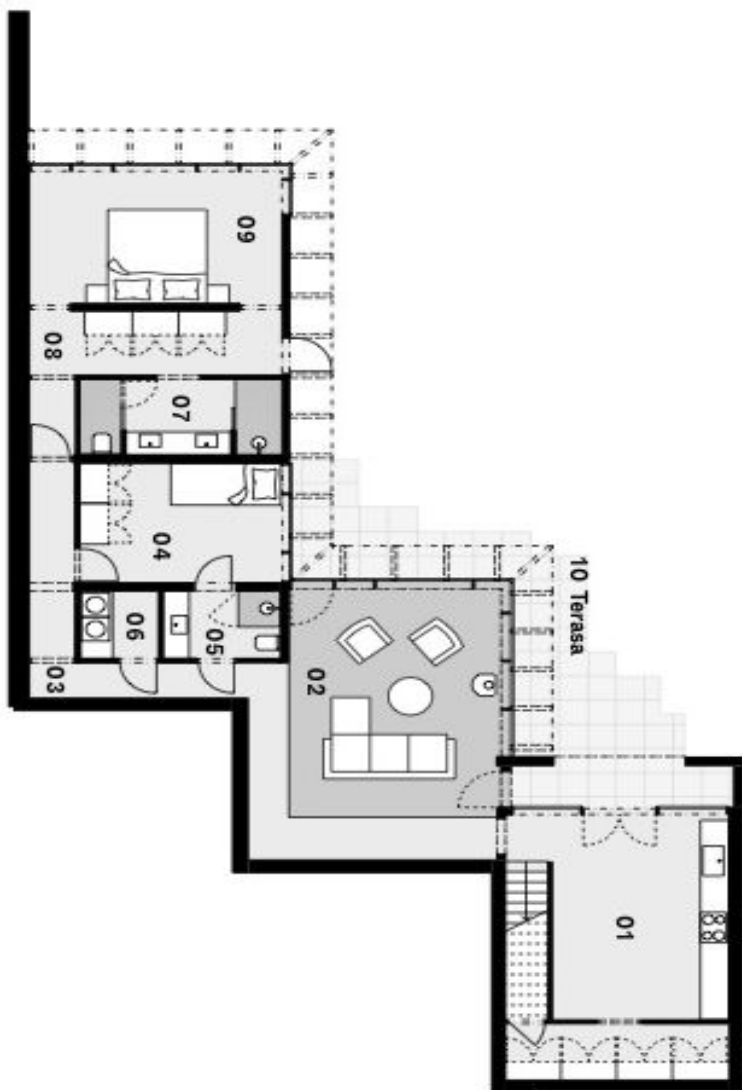
For more information, please click on the project website www.pristav.cz or contact our office.





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DŮM TYPU A I. NP

01	Kuchyň/zázemí vč. schod.	31,53 m ²
02	Obývací pokoj	36,51 m ²
03	Chodba	11,08 m ²
04	Ložnice	13,06 m ²
05	Koupelna	4,27 m ²
06	Prádelna	2,84 m ²
07	Master koupelna	8,16 m ²
08	Master šatna	8,81 m ²
09	Master ložnice	17,95 m ²

CELKOVÁ PLOCHA I. NP 134,2 m²

10 Terasa

CELKOVÁ PLOCHA 168,98 m²Na Pevňácké 2, 110 00, Praha 1
+420 257 328 281, +420 724 661 238

*Developer si vyhrazuje právo na změny. Všechny materiály a informace jsou pouze orientační. Součástí jsou ceny administrativní a notářské. Celková plocha zahrnuje i vnitřní plochy příček a vnitřních nosných stěn dle vnitřního náčrtu (198/2013) Bn.

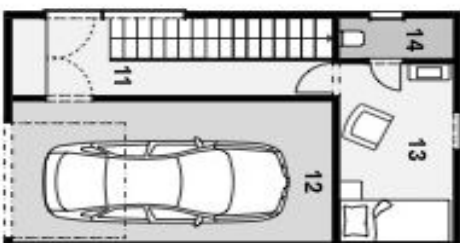
PŘÍSTAV

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DŮM TYPU A II. NP

11	Vstup + Chodba	6,27 m ²
12	Garáž	18,59 m ²
13	Pokoje pro hosty	8,09 m ²
14	Koupelna + WC	1,83 m ²

CELKOVÁ PLOCHA II. NP 34,78 m²**CELKOVÁ PLOCHA 168,98 m²**

PŘÍSTAV

Na Pevňácké 2, 110 00, Praha 1
+420 257 328 281, +420 724 661 238

*Ověřte si výzvu za cenu za směr. Všechny materiály a informace jsou pouze orientační. Součástí jsou ceny administrativní a poplatky. Celková plocha agentury je včetně příloh přílohy a vnitřní plochy sítě da. vzhledu k tomu 1388/2023 Bn.

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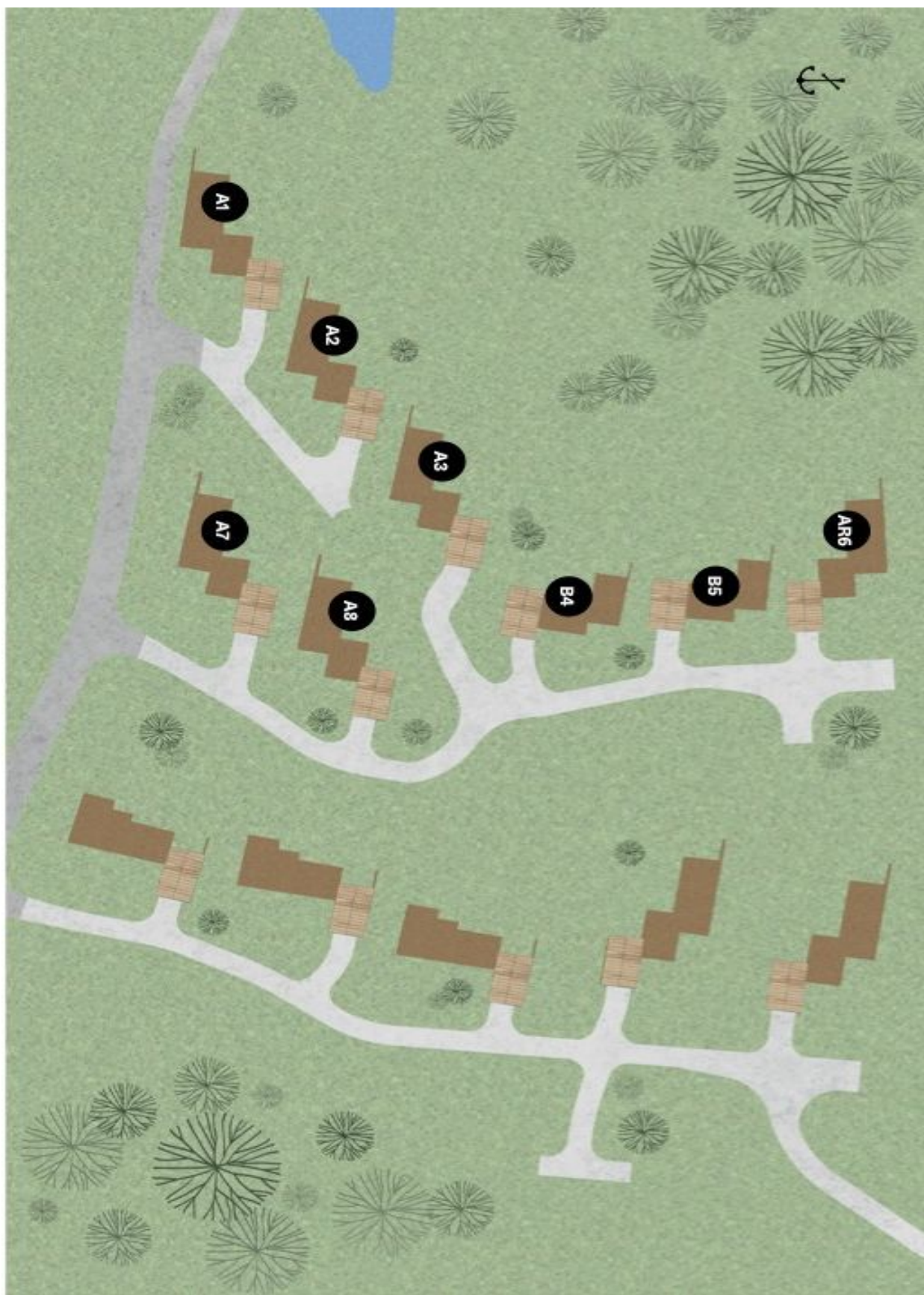


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