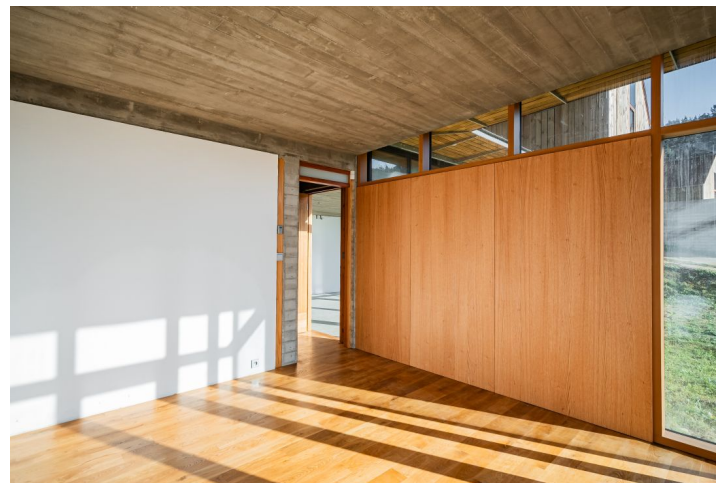
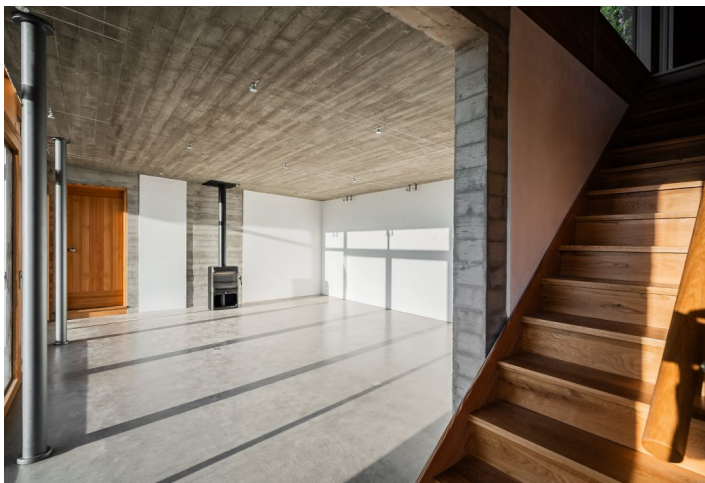


House Two-bedroom (3+1)

€ 1 001 402 | CZK 25 000 000

154 m², Příbram, Milešov, Orlická přehrada

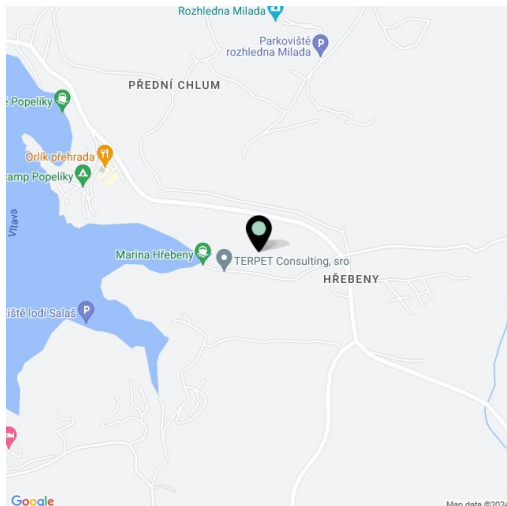


House Two-bedroom (3+1)

€ 1 001 402 | CZK 25 000 000

154 m², Příbram, Milešov, Orlická přehrada

Total area	154 m ²
Plot	1 000 m ²
Floor area	134 m ²
Terrace	20 m ²
Parking	Garage and 1 boat slip
Garage	Yes
Cellar	-
PENB	C
Reference number	41044



This modern, unpretentious, and yet distinctive house is being built in the premium Přístav boutique complex with a private pier. 14 detached houses situated along a hillside on the banks of the Orlík Dam were designed by a renowned American architect who focuses on sustainability and the environment. This absolutely quiet place surrounded by deep forests is less than an hour's drive from Prague.

On the upper (entrance) level, there is 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, a **garden terrace**, a bedroom, a dressing room, and a bathroom.

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

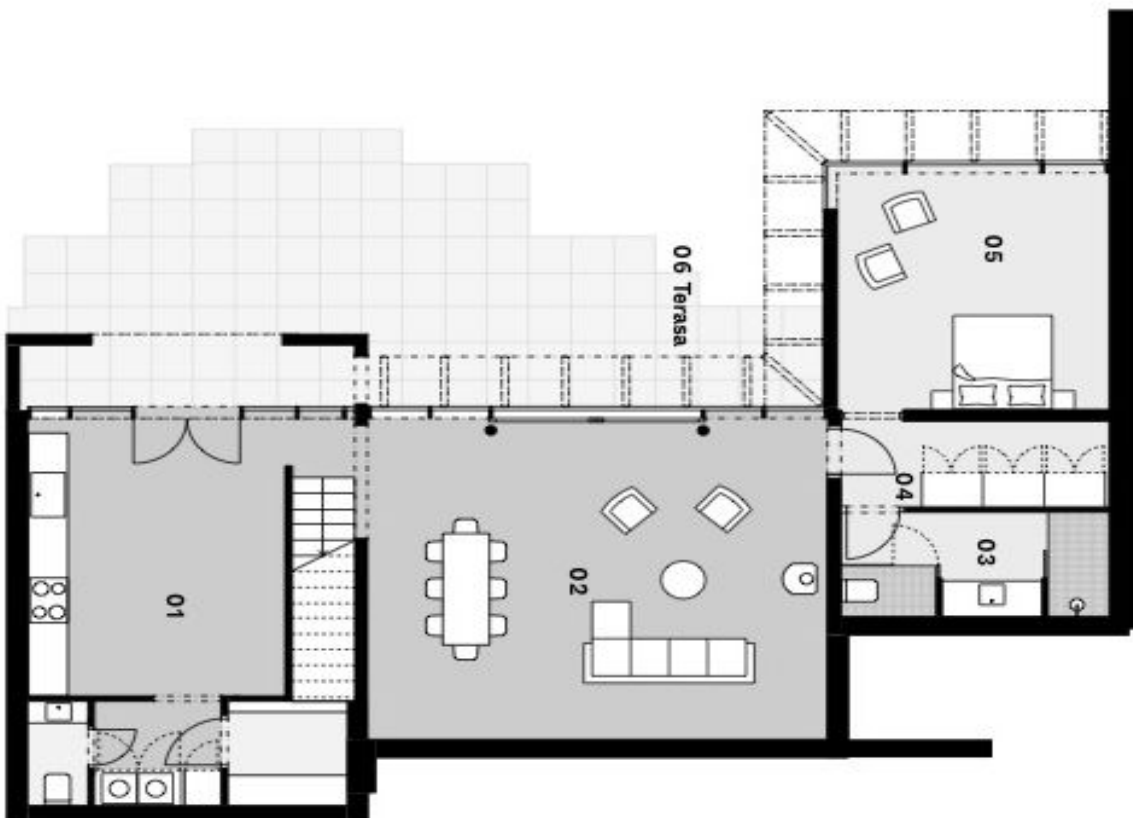
The boutique complex is being created in a unique location on the banks of the largest dam on the Vltava cascade, surrounded by the **practically untouched nature** on the border of the Central Bohemian and South Bohemian regions. The presence of the sea eagle, the largest Czech predator in the skies, 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 153.92 m²: interior 115.33 m², terraces approx. 20 m² (will be added to the floor plans), garage 18.59 m², plot 1,000 m².

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

House Two-bedroom (3+1)

€ 1 001 402 | CZK 25 000 000

154 m², Příbram, Milešov, Orlická přehrada

PŘÍSTAV

DŮM TYPU B I. NP

01	Kuchyň/zázemí vč. schod.	31,53 m ²
02	Obývací pokoj	38,22 m ²
03	Koupelna + WC	6,93 m ²
04	Šatna	5,88 m ²
05	Ložnice	16,58 m ²

CELKOVÁ PLOCHA I. NP 99,14 m²

06 Terasa

CELKOVÁ PLOCHA 133,92 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 poplatky. Celková plocha zahrnuje veškeré příslušenství a vnitřní prostory s jiným účelem než je bydlení (1989/2004) Bn.

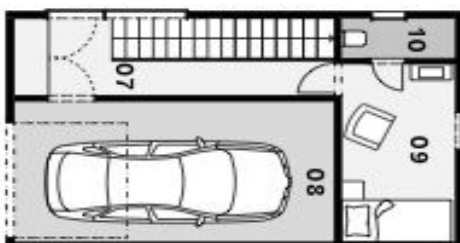
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EXKLUZIVNÍ ZASTOUPENÍ
INTERNATIONAL REAL ESTATE

House Two-bedroom (3+1)

€ 1 001 402 | CZK 25 000 000

154 m², Příbram, Milešov, Orlická přehrada

PŘÍSTAV



DŮM TYPU B II. NP

07	Vstup + Chodba	6,27 m ²
08	Garáž	18,59 m ²
09	Pokoj pro hosty	8,09 m ²
10	Koupelna + WC	1,83 m ²

CELKOVÁ PLOCHA II. NP 34,78 m²CELKOVÁ PLOCHA 133,92 m²

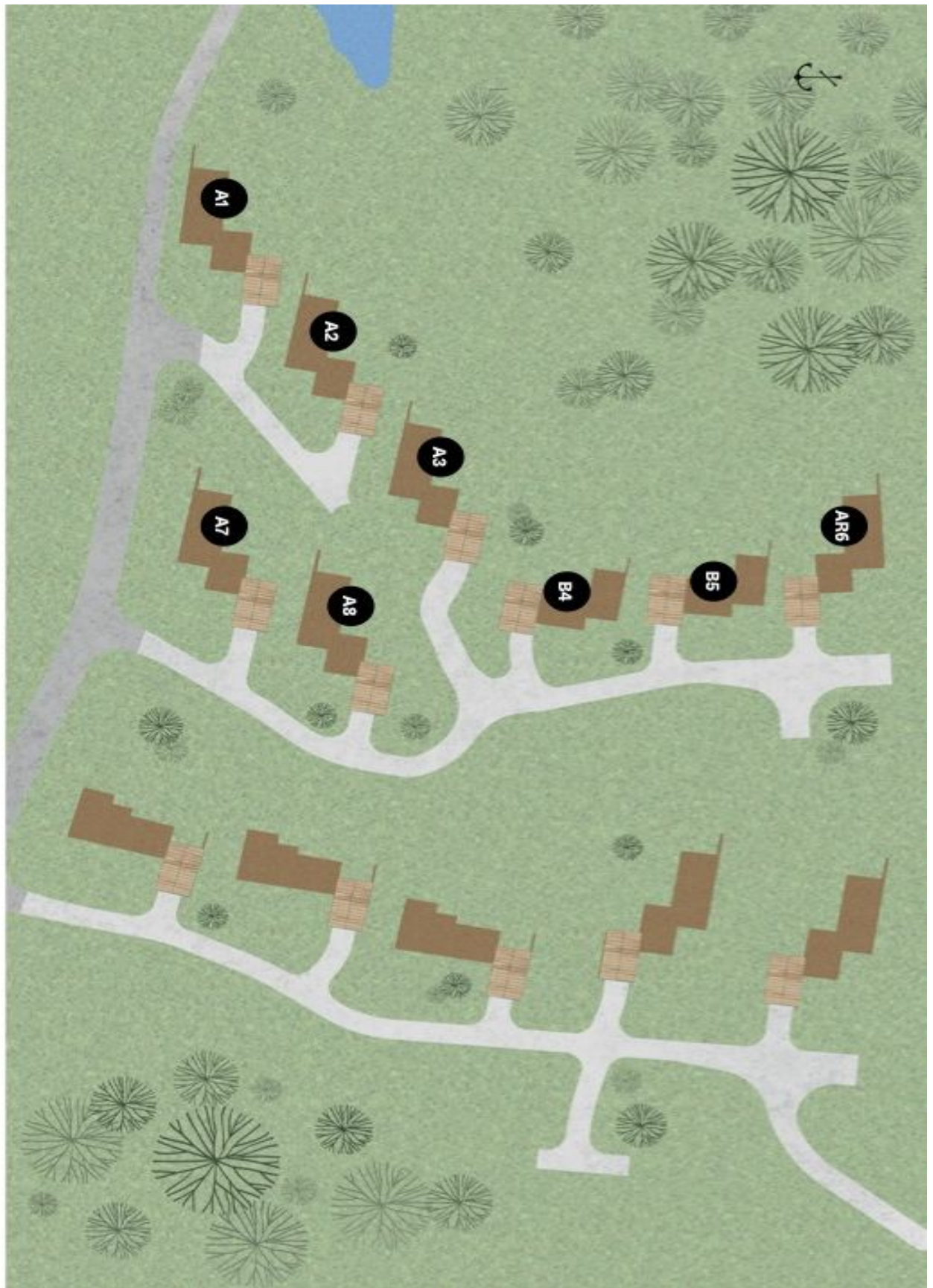
* Cena včetně sítě vytápění, krbu na dřevní uhlí, výhledů na město a informačního systému. Součástí jsou ceny administrativní a právní. Celková plocha zahrnuje i vnitřní plochy příček a vnitřních nosných stěn dle vnitřního návrhu (198/2023) Bn.

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House Two-bedroom (3+1)

€ 1 001 402 | CZK 25 000 000

154 m², Příbram, Milešov, Orlická přehrada



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+420 257 328 281, +420 724 551 238

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Exkluzivní zastoupení