



House Five-bedroom (6+kk)

€ 2 259 655 | CZK 55 000 000

425 m², Prague 4, Točná





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Total area	425 m²
Plot	1 504 m²
Floor area	379 m²
Balcony	8 m²
Terrace	38 m²
Parking	2 covered parking spaces
Cellar	-
PENB	C
Reference number	107845

The exceptional architecture of this two-story modern villa boasts a harmoniously designed interior and is sensitively integrated into the landscape of the Central Bohemian Nature Park, which connects the urban area of Točná with the prestigious micro-location of Dolní Břežany.

The villa consists of two above-ground floors facing south, complemented by **terraces** that seamlessly extend the living space into the mature garden. The ground floor features an open plan layout connecting the living room to the kitchen and dining area into a single harmonious space, dominated by an **original** double-height **winter garden** and a fireplace, which itself is a **work of art**. Additionally, there is a guest room, a bathroom, and a utility room. The upper floor, accessible via a substantial spiral staircase, comprises **three bedrooms overlooking the garden**, a bathroom with a freestanding bathtub and separate shower, two walk-in closets, access to the attic, and a walkway leading to a second terrace with an outdoor spiral staircase descending directly into the **greenery**.

The enchanting **garden, inspired by Japanese aesthetics**, includes two ponds—one of which is suitable for swimming—a covered terrace, a garden house, a private well, and an **automatic irrigation system**. The property also offers **two covered parking spaces**.

The house, completed in 2012, was modernized in 2025 and now boasts state-of-the-art equipment, including a **Hikvision security system with cameras** and a **Loxone** smart home system. Heating is provided by two heat pumps installed in 2024 with a bivalent energy source. **Underfloor heating** is installed on the ground floor and in the upstairs bathroom, while other rooms are equipped with radiators. Windows are wooden with double glazing and remote-controlled Somfy **external blinds**. The interior, arranged according to feng shui principles, is adorned with stained glass by a Czech sculptor and painter, wooden floors, wooden interior doors, and custom-made entrance doors. The villa also features a timeless kitchen equipped with new **Miele** and **Gaggenau** appliances, as well as built-in wooded furniture.

The Točná district, on the southeastern edge of Prague, offers peaceful living surrounded by nature while maintaining excellent access to the city center. Families with children will appreciate **the Točná Airport Open Days** and the **largest playground in Prague, covering 12,000 m²**. Thanks to its location, Točná benefits from its proximity to Dolní Břežany, which offers modern primary and nursery schools, a regional information center, numerous sports facilities, shops, services, and restaurants. Dolní Břežany is also known for the **ELI scientific research center**.



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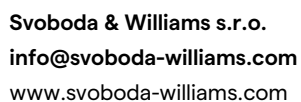
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Total area 424.98 m² (of which floor area 378.59 m², terraces 31.21 m² and 7.01 m², balcony 8.17 m²), plot 1,504 m².

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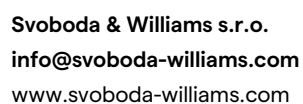
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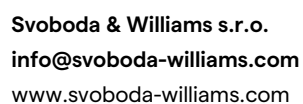
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