



House Five-bedroom (6+kk)

€ 1 396 878 | CZK 34 000 000

432 m², Příbram, Příbram, Jasná



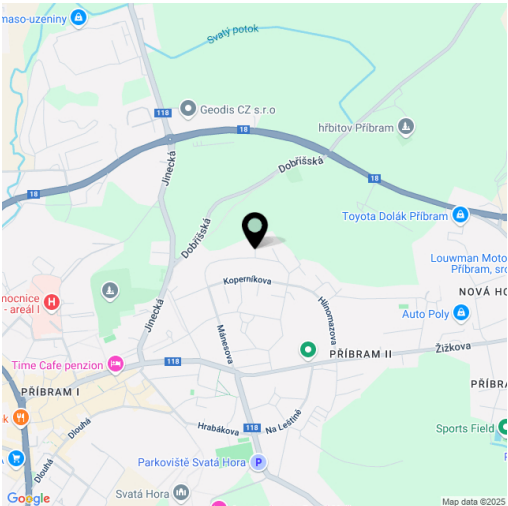


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Total area	432 m²
Plot	2 144 m²
Foot print	280 m²
Garden	1 864 m²
Floor area	312 m²
Terrace	120 m²
Parking	4 cars garage
Garage	Yes
Cellar	-
PENB	B
Reference number	108162



On Šibeniční Vrch Hill in Příbram, on a gently sloping plot directly below the former observatory, stands this modern family villa with an infinity pool and a generously designed terrace offering uninterrupted views of the Brdy hills. This quiet residential area in a green zone, with no possibility of further development, guarantees complete privacy and tranquility.

The main living area, situated on the elevated ground floor, consists of a living room with a dining area and kitchen, a master bedroom with a **walk-in closet** and **en-suite bathroom**, 2 rooms, a shared bathroom, a study, utility room, storage, hallway, another bathroom, and an entrance hall with stairs to the basement. All living rooms have access to the large **terrace with a pool** and sunken seating area. The basement is at the level of the access road and consists of a **garage for 4 cars**, a bathroom, storage, and a utility room.

The house can be controlled using a Loxone smart home system, which facilitates the use of lighting, the audio system, heating, security, exterior blinds, the access system, pool, and water management. The kitchen unit, designed by the Schneeberg studio, is equipped with Beko appliances and a worktop, sink, and kitchen island made of **Hi-Macs artificial stone**. Heating is provided by a gas boiler with the option of supplementary heating with a fireplace insert. There is a preparation for heat recovery, air-conditioning, a heat pump, a PV system, electric car charging, and automatic garden irrigation from a well or a 10 m³ retention tank. The **saltwater** pool with dimensions of 8 × 3.5 × 1.5 m is equipped with an automatic solar slatted cover, **counter-current**, and underwater lighting.

The town offers a wide range of services and complete civic amenities, including kindergartens, primary and secondary schools, shops, sports facilities, and medical services. Good transport accessibility is ensured by the **proximity of main roads** and public transport. Příbram became famous for silver, iron, and uranium ore mining, and the main tourist destination is therefore the **Mining Museum** with a number of above-ground and underground exhibits. **The Svatá Hora, the oldest Marian pilgrimage site**, attracting visitors from all over the country, is 1 km away, and the center of Prague is about 60 km, mostly via the **D4 highway**.

Floor area 312.26 m², land 2,144 m².

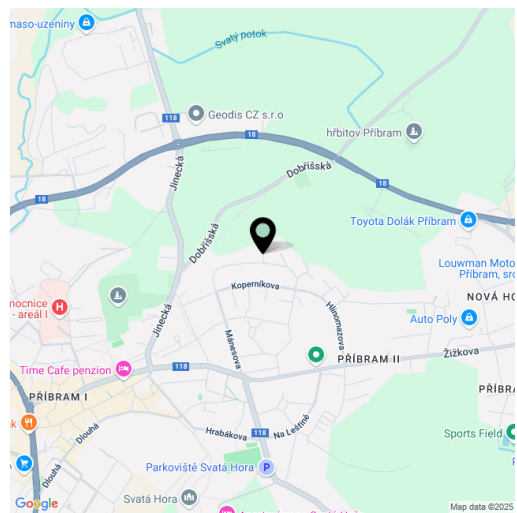


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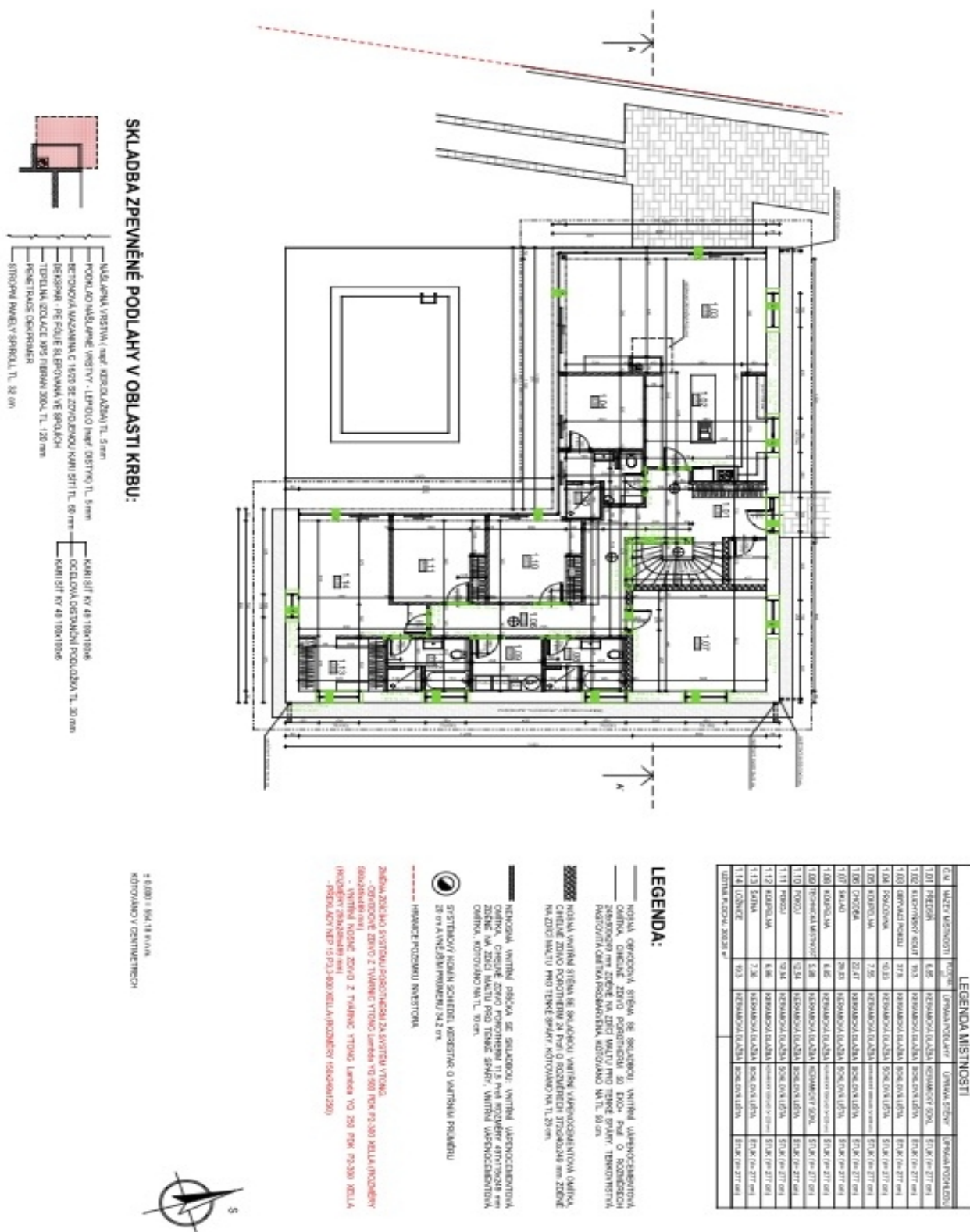
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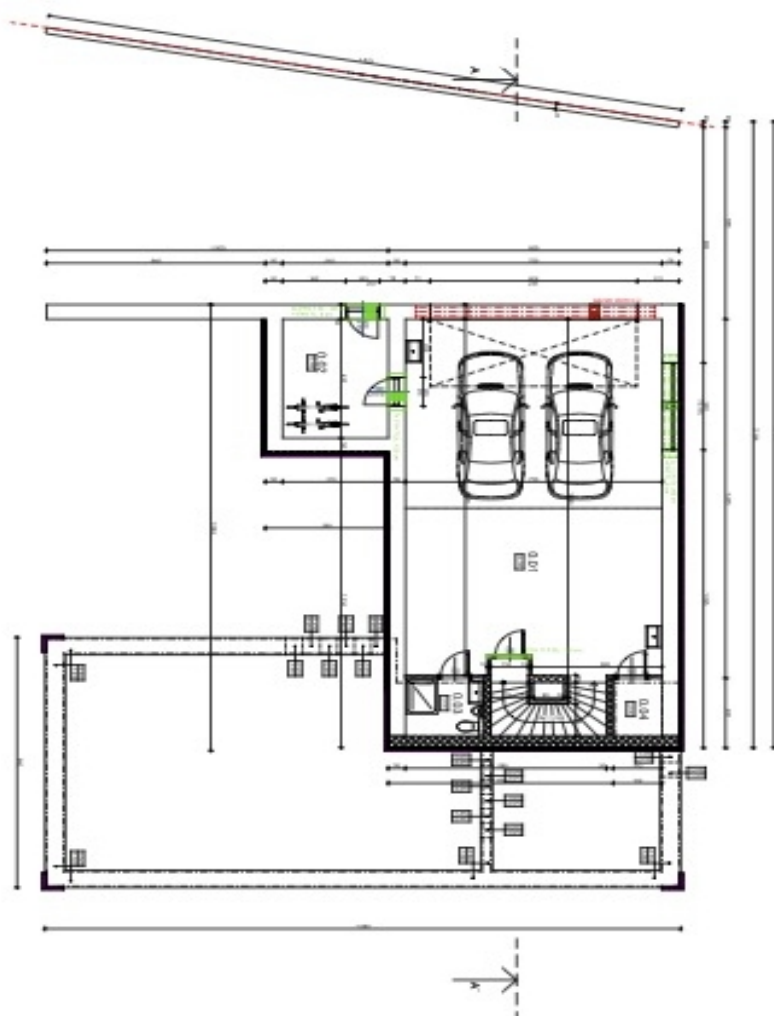
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