



## House Seven-bedroom (7+2)

€ 2 305 001 | CZK 56 000 000

522 m<sup>2</sup>, Prague 6, Nebušice, V Březinkách



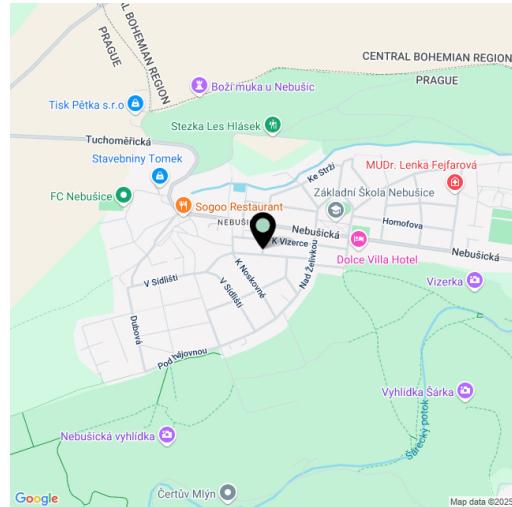


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Total area	522 m <sup>2</sup>
Plot	1 215 m <sup>2</sup>
Foot print	265 m <sup>2</sup>
Garden	950 m <sup>2</sup>
Floor area	450 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Garage
Garage	26 m <sup>2</sup>
Cellar	Yes
PENB	G
Reference number	109023



**This multigenerational family villa is set in a beautiful Mediterranean-style garden with a swimming pool and peaceful surroundings in the sought-after Prague 6 district of Nebušice. Spacious and elegant living in a timeless style near the greenery of Divoká Šárka and the prestigious International School of Prague (ISP), with quick access to the Bořislavka metro station.**

The villa spans four floors, including basement and attic spaces, and comprises **two separate units (a studio and a 5-bedroom unit)**. From the entrance hall, you enter a spacious living room (47.2 m<sup>2</sup>) with a fireplace, dining area, and a kitchen equipped with a natural **travertine** stone breakfast bar. These spaces open via French doors to a south-facing **terrace** and the garden. The ground floor also includes a staircase and a garage. On the upper level, there are five bedrooms with **balconies** overlooking the garden, two bathrooms, and a separate toilet. Each bedroom features a loft gallery area that can accommodate a bed, desk, or wardrobe. The **basement** provides utility and storage areas as well as the house's heating system. A second, separate entrance from the street leads to a studio unit (1+kk) with its own bathroom and terrace. The garden with a **swimming pool** and travertine terrace is arranged into several sections separated by different elevation levels. Thanks to surface materials such as natural stone and wood, combined with mature trees and ornamental shrubs, it creates a **green oasis of peace** and comfort.

Premium home furnishings, created in collaboration with the **Exx** studio, include a fully equipped kitchen by **LEICHT** with a Lapitec countertop and appliances by Gaggenau, Gutmann, and Miele. The living areas feature wooded floors, wooden windows with triple glazing, custom wooden interior doors, and **marble floors** in the kitchen, hall, and bathrooms with fittings by the Italian designer studio **Antonio Lupi**, a fireplace clad with travertine, and an alarm system. The home is heated by a Viessmann gas boiler. The garden features a spacious, heated **garden house** equipped with electricity.

**Nebušice** combines tranquil surroundings and privacy with excellent access to the city center and the airport. This residential neighborhood adjacent to the **Divoká Šárka** nature reserve provides a safe, family-friendly environment, with a nursery and elementary school, the **International School of Prague**, restaurants, shops, playgrounds, and sports facilities. Regular bus connections that link the area to the **Bořislavka** metro station (line A), both downtown and to the airport, are just a few minutes' drive away.

Floor area 522.08 m<sup>2</sup>, including 3 balconies 15.57 m<sup>2</sup>, terrace



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Total area	522 m <sup>2</sup>	30 m <sup>2</sup> , garage 26.23 m <sup>2</sup> , garden 950 m <sup>2</sup> , plot 1,215 m <sup>2</sup> .
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Foot print	265 m <sup>2</sup>	
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