



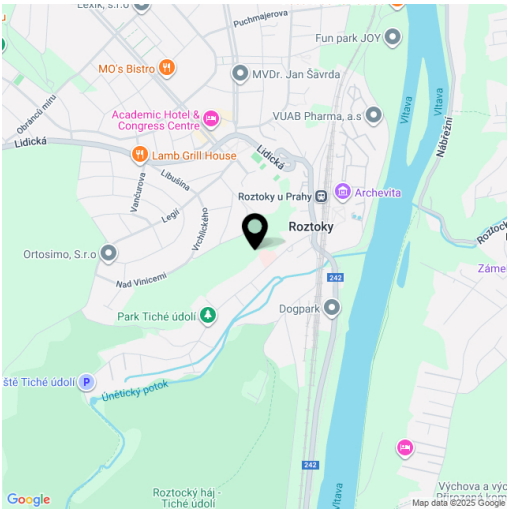


Office space Nine-bedroom (10+1)

€ 3 697 617 | CZK 90 000 000

Praha-západ, Roztoky, Tiché údolí

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| Available area          | 957 m²                                                |
| Tenant consumption      | —                                                     |
| Parking                 | Double garage + additional parking spaces on the plot |
| Parking service charges | —                                                     |
| Parking ratio           | —                                                     |
| Certification           | —                                                     |
| PENB                    | G                                                     |
| Reference number        | 111508                                                |



This stately villa from 1913, commissioned by an influential entrepreneurial family, is situated in the beautiful Tiché Valley in Roztoky, on the outskirts of Prague. The villa, perfectly combining its original style with modern comforts, is surrounded by a spacious plot that adjoins a forest, ensuring maximum privacy. The property can serve as an elegant family or corporate residence, or be practically adapted for a combination of residential and commercial uses.

The ground floor consists of a kitchen with a vaulted brick ceiling, one room, a fitness area, a walk-in wardrobe, two bathrooms, a utility room, storage spaces, and a large entrance hall. The first floor features a 74-square-meter living room, a study, a guest bedroom, storage spaces, a hallway, and an entrance hall. On the 2nd floor, there is a master bedroom with a walk-in closet and en-suite bathroom, three additional bedrooms, a central bathroom, a closet, and a staircase hall with access to a balcony. The top floor comprises an attic that can be converted into additional living spaces or up to four separate apartments (a building permit has already been issued). There is also a design proposal for a total of ten residential units within the entire building.

The villa, commissioned by a family famous for Saaz hops, socially and culturally active and friends with Alice Masaryk, was designed by the prominent architect Max Spielmann, who also created the Petschek Palace. The Art Nouveau building, completed in 1913, served as a kindergarten and later a primary school after World War II, and was completely renovated in 1999–2000 to return to family residential use. Original windows, doors, parquet floors, and radiators were restored; the recent renovation also addressed the roof and foundations. The interiors feature marble elements, designer wallpapers (some custom-made and hand-painted), curtains using premium fabrics from Holland & Sherry and Zoffany, and in the salon an Art Nouveau chandelier designed by Josef Hoffmann. The master bedroom windows are double-glazed and soundproof, and several bedrooms have air-conditioning. The villa is surrounded by a mature garden restored to its original design in 2000, with a gazebo and large swimming pool at the front. Parking is provided in a double garage.

The prestigious Tiché údolí Avenue is known for its architecturally significant villas from the 1930s and also houses the studio of one of the first professional female painters, Zdeňka Braunerová. Nearby amenities include a private elementary school, cafés, and medical offices. A train station is within easy reach, offering rapid access to the center of Prague. Roztoky provides full civic amenities, and in addition to its proximity to Prague and quick access to the airport, the location offers beautiful natural



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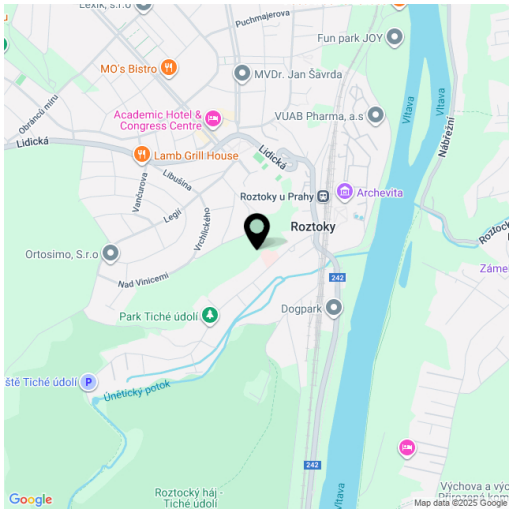
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surroundings—the Vltava River runs along one side, with a pedestrian and cyclist footbridge planned, while the **Roztocký háj–Tiché údolí nature reserve** extends on the other.

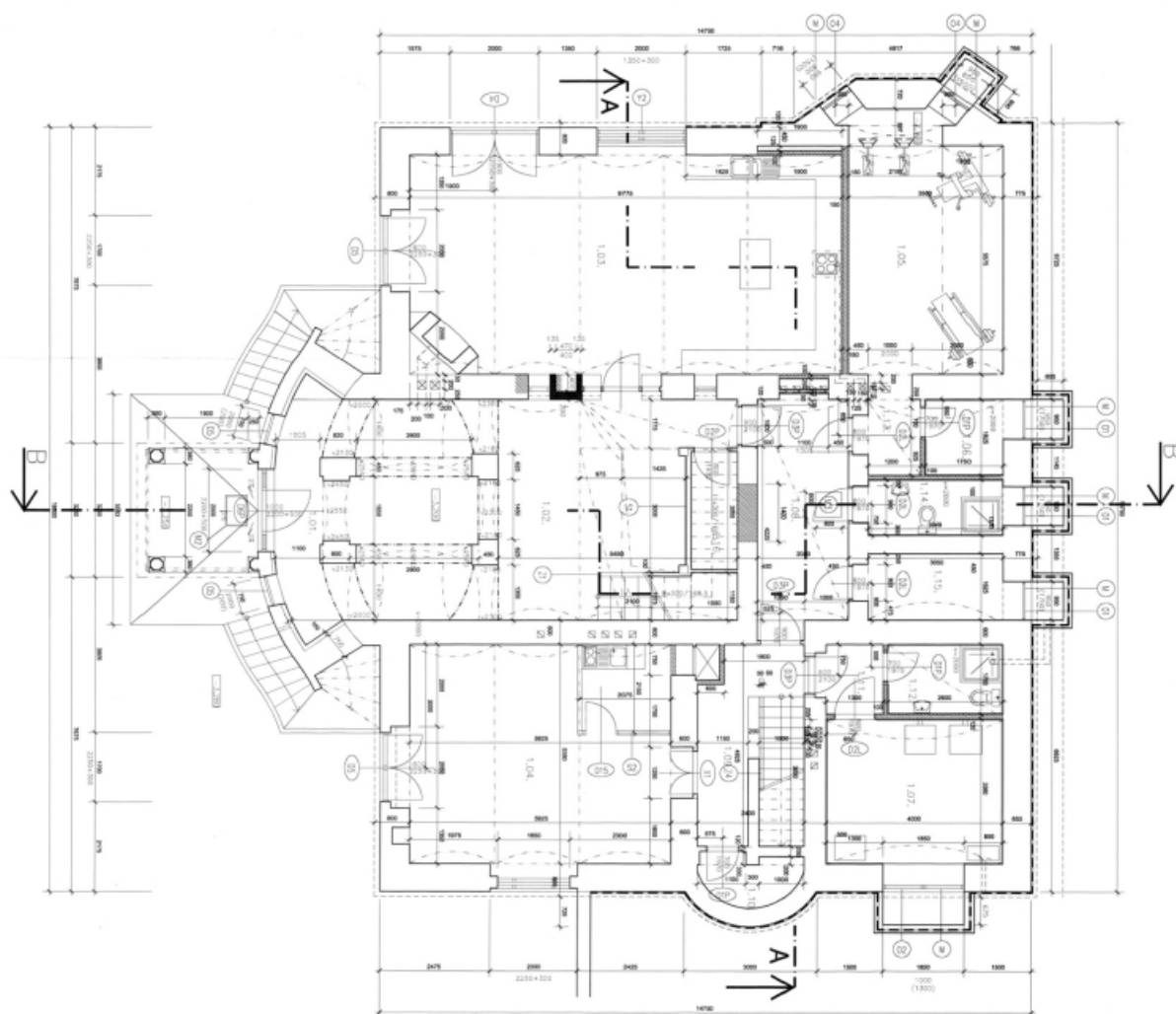
Total area 957,4 m² (including 232,1 m² attic, garage 39 m²), built-up area 403 m², garden 5,225 m², plot 5,628 m².

Approved as a family home.



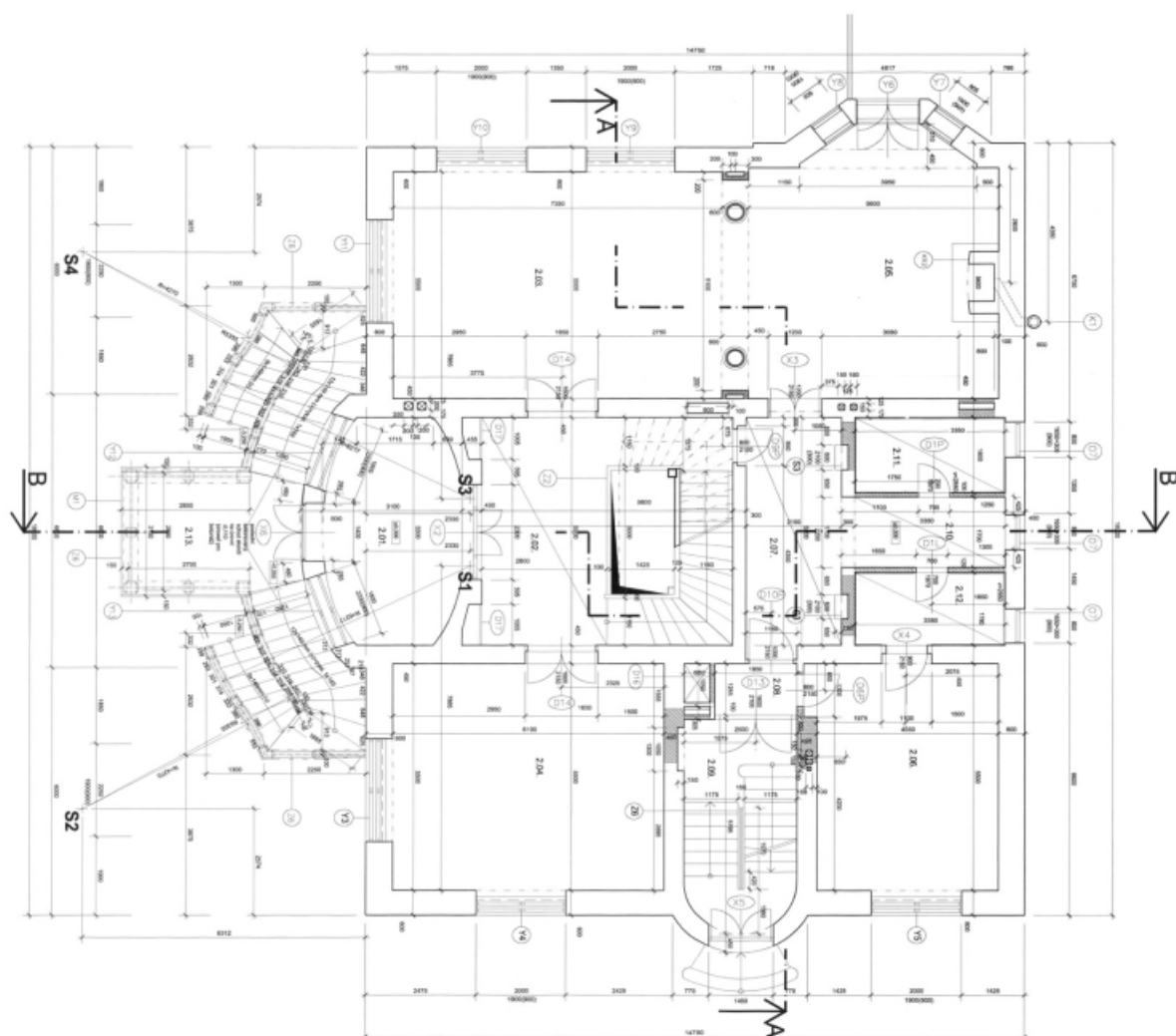
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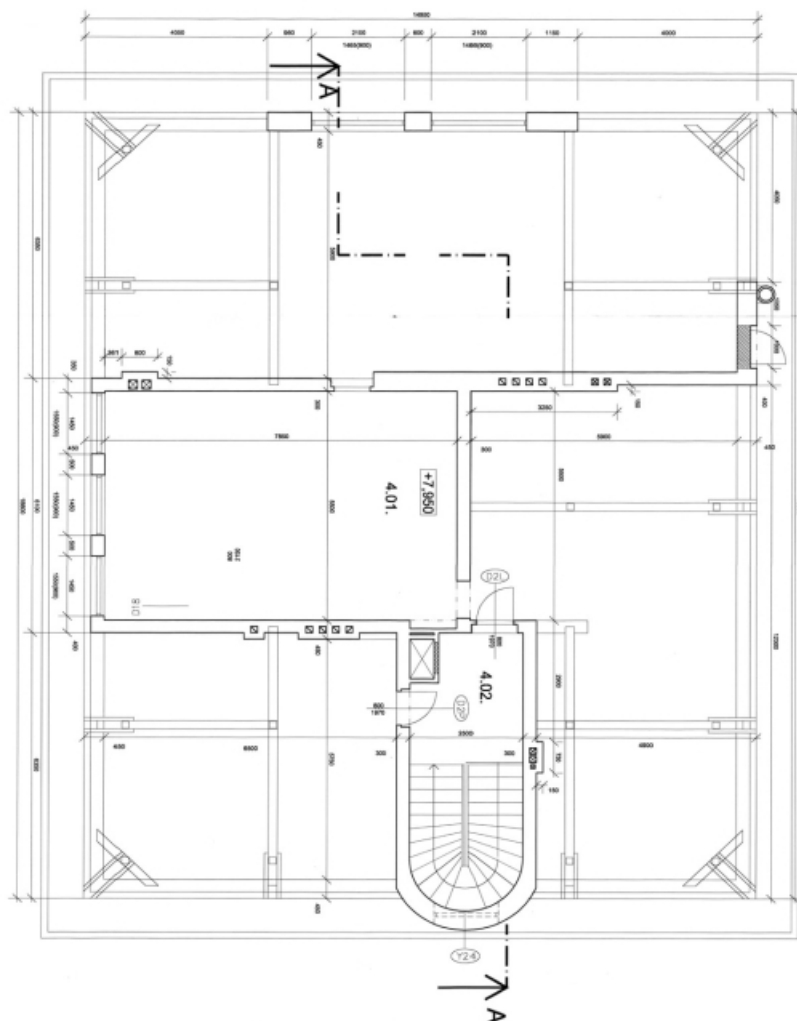
Praha-západ, Roztoky, Tiché údolí

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## Praha-západ, Roztoky, Tiché údolí



| NAME | ROOM / INDUSTRY   | AGE      | Provisional Year | Score | Score | Score | Score | Score | Score |
|------|-------------------|----------|------------------|-------|-------|-------|-------|-------|-------|
|      |                   |          | 1980             | 1981  | 1982  | 1983  | 1984  | 1985  | 1986  |
| 1.01 | Production        | 202.2 mg | 1980             |       |       |       |       |       |       |
| 1.02 | Substitution Year | 18.0 mg  | 1980             |       |       |       |       |       |       |
| 1.03 | Substitution Year | 247.2 mg | 1980             |       |       |       |       |       |       |
| 1.04 | TOTAL             |          |                  |       |       |       |       |       |       |