



Apartment building Nine-bedroom (10+1) € 3 704 466 | CZK 90 000 000

957 m², Praha-západ, Roztoky, Tiché údolí

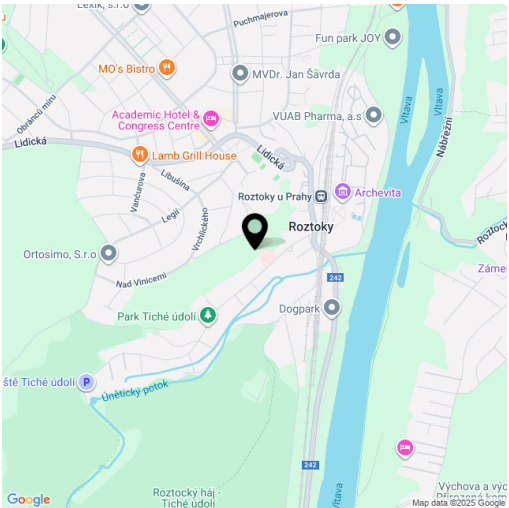




Apartment building Nine-bedroom (10+1) € 3 704 466 | CZK 90 000 000

957 m², Praha-západ, Roztoky, Tiché údolí

Total gross floor area of the building	957 m²
Total net leasable area of the building	957 m²
Plot	5 628 m²
Foot print	403 m²
Garden	5 225 m²
Parking	Double garage + additional parking spaces on the plot
Cellar	-
PENB	G
Reference number	111509



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



Apartment building Nine-bedroom (10+1) € 3 704 466 | CZK 90 000 000

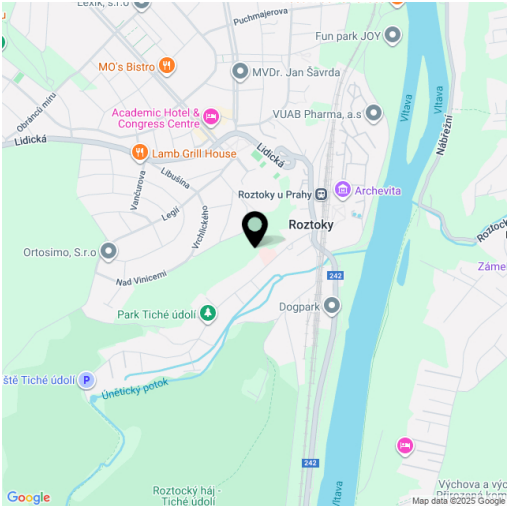
957 m², Praha-západ, Roztoky, Tiché údolí

Total gross floor area of the building	957 m²
Total net leasable area of the building	957 m²
Plot	5 628 m²
Foot print	403 m²
Garden	5 225 m²
Parking	Double garage + additional parking spaces on the plot
Cellar	-
PENB	G
Reference number	111509

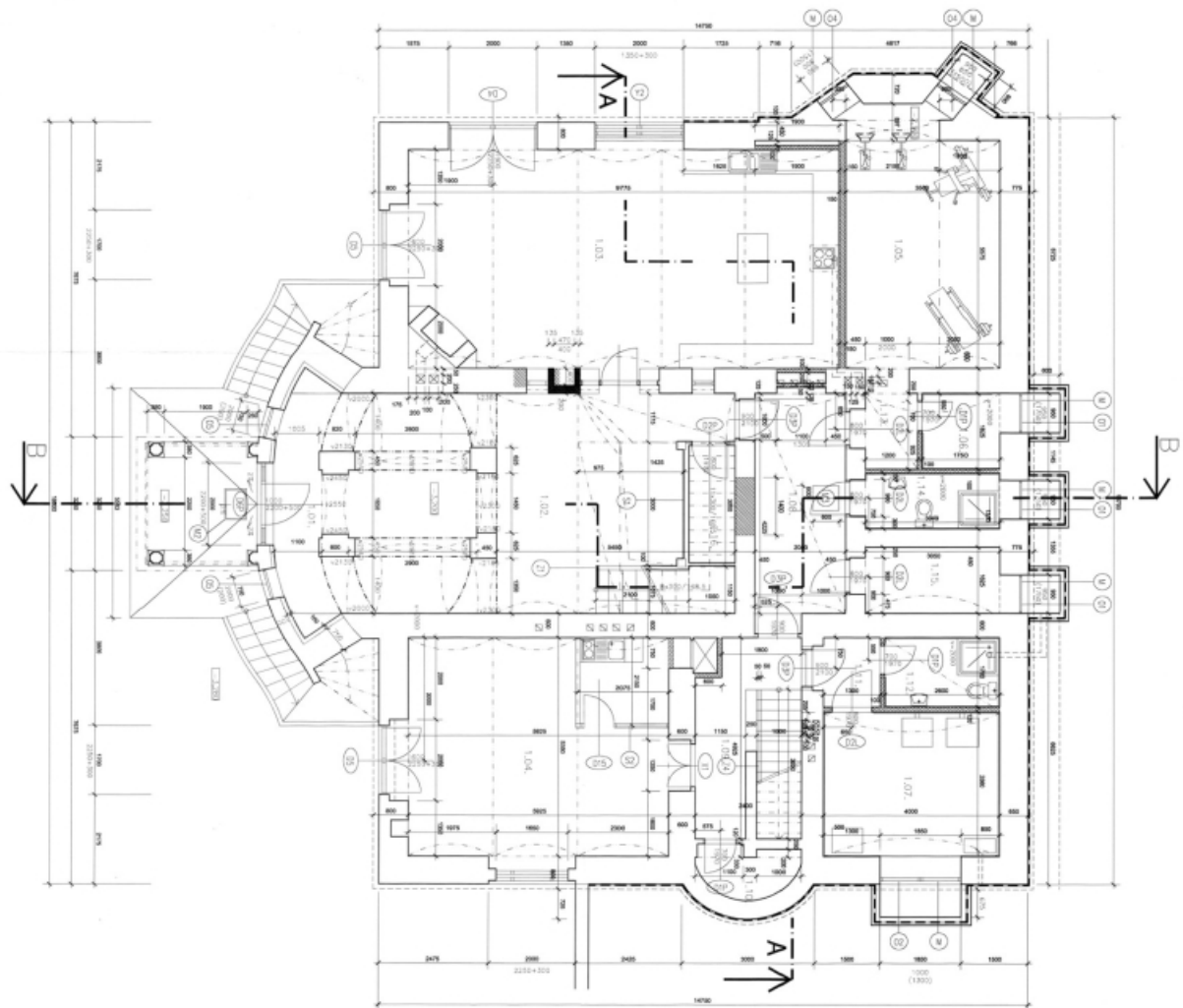
surroundings—the Vltava River runs along one side, with a pedestrian and cyclist footbridge planned, while the **Roztocký háj–Tiché údolí nature reserve** extends on the other.

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.

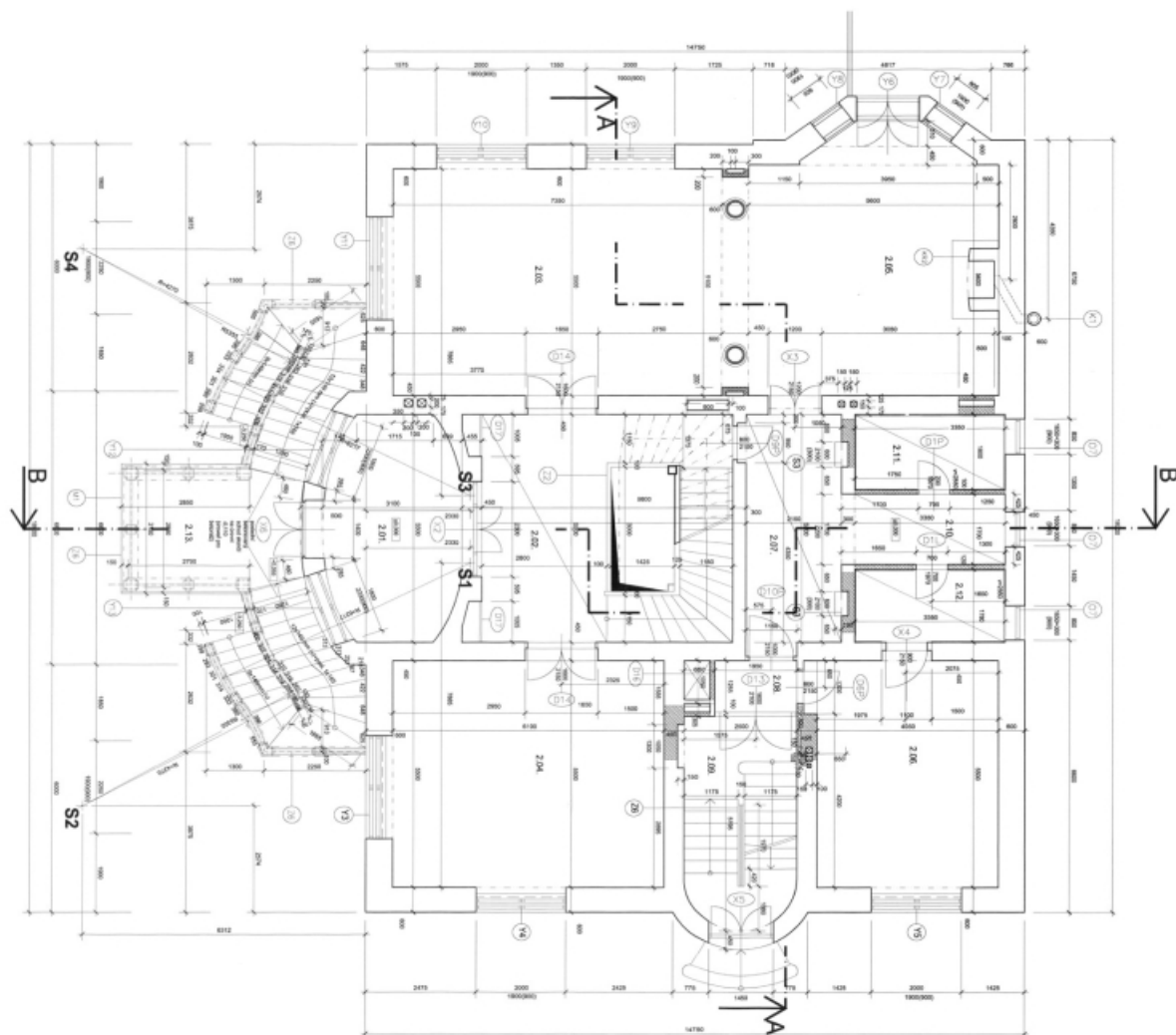
Approved as a family home.



957 m², Praha-západ, Roztoky, Tiché údolí

[illegible]

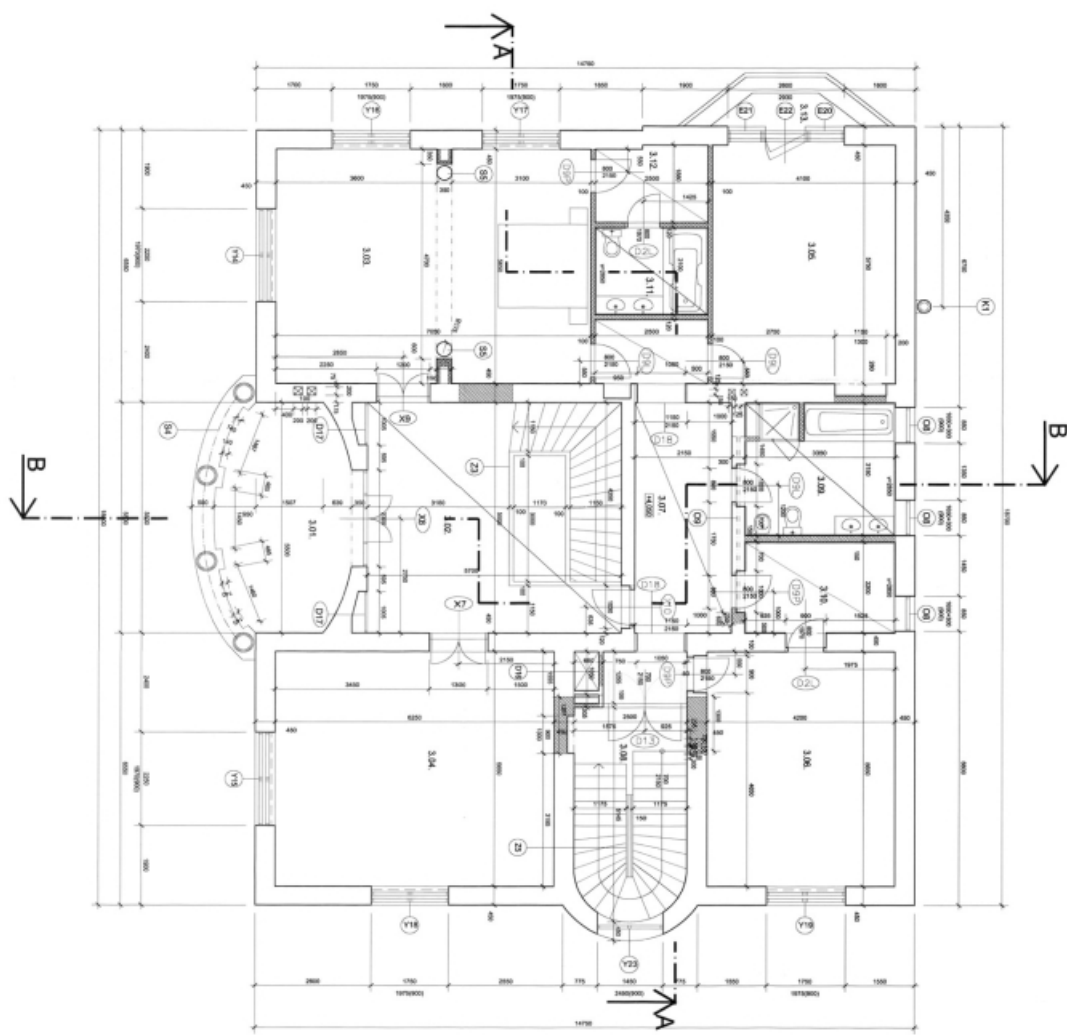
957 m², Praha-západ, Roztoky, Tiché údolí

[illegible]



Apartment building Nine-bedroom (10+1) € 3 704 466 | CZK 90 000 000

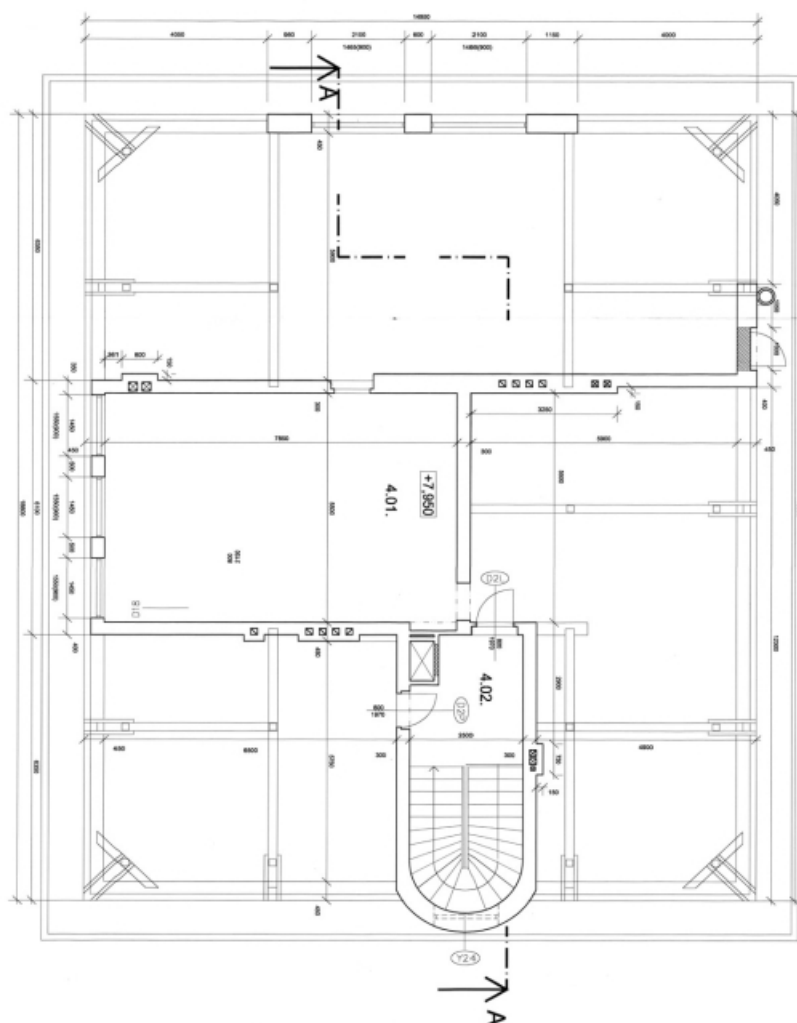
957 m², Praha-západ, Roztoky, Tiché údolí



☐ Staircase
☐ Lift
☐ Terrace
☐ Balcony
☐ Parking
☐ Storage
☐ Utility
☐ Kitchen
☐ Bathroom
☐ Bedroom
☐ Living
☐ Hallway
☐ Entrance
☐ Staircase
☐ Lift
☐ Terrace
☐ Balcony
☐ Parking
☐ Storage
☐ Utility
☐ Kitchen
☐ Bathroom
☐ Bedroom
☐ Living
☐ Hallway
☐ Entrance

Legend		Legend		Legend	
1.1	Entrance	2.1	Living	3.1	Bedroom
1.2	Hallway	2.2	Kitchen	3.2	Bathroom
1.3	Staircase	2.3	Bathroom	3.3	Bedroom
1.4	Lift	2.4	Bedroom	3.4	Bathroom
1.5	Terrace	2.5	Bathroom	3.5	Bedroom
1.6	Balcony	2.6	Bedroom	3.6	Bathroom
1.7	Parking	2.7	Bathroom	3.7	Bedroom
1.8	Storage	2.8	Bedroom	3.8	Bathroom
1.9	Utility	2.9	Bathroom	3.9	Bedroom
1.10	Kitchen	2.10	Bedroom	3.10	Bathroom
1.11	Bathroom	2.11	Bathroom	3.11	Bedroom
1.12	Bedroom	2.12	Bedroom	3.12	Bathroom
1.13	Living	2.13	Bathroom	3.13	Bedroom
1.14	Hallway	2.14	Bedroom	3.14	Bathroom
1.15	Staircase	2.15	Bathroom	3.15	Bedroom
1.16	Lift	2.16	Bedroom	3.16	Bathroom
1.17	Terrace	2.17	Bathroom	3.17	Bedroom
1.18	Balcony	2.18	Bedroom	3.18	Bathroom
1.19	Parking	2.19	Bathroom	3.19	Bedroom
1.20	Storage	2.20	Bedroom	3.20	Bathroom
1.21	Utility	2.21	Bathroom	3.21	Bedroom
1.22	Kitchen	2.22	Bedroom	3.22	Bathroom
1.23	Bathroom	2.23	Bathroom	3.23	Bedroom
1.24	Bedroom	2.24	Bedroom	3.24	Bathroom
1.25	Living	2.25	Bathroom	3.25	Bedroom
1.26	Hallway	2.26	Bedroom	3.26	Bathroom
1.27	Staircase	2.27	Bathroom	3.27	Bedroom
1.28	Lift	2.28	Bedroom	3.28	Bathroom
1.29	Terrace	2.29	Bathroom	3.29	Bedroom
1.30	Balcony	2.30	Bedroom	3.30	Bathroom
1.31	Parking	2.31	Bathroom	3.31	Bedroom
1.32	Storage	2.32	Bedroom	3.32	Bathroom
1.33	Utility	2.33	Bathroom	3.33	Bedroom
1.34	Kitchen	2.34	Bedroom	3.34	Bathroom
1.35	Bathroom	2.35	Bathroom	3.35	Bedroom
1.36	Bedroom	2.36	Bedroom	3.36	Bathroom
1.37	Living	2.37	Bathroom	3.37	Bedroom
1.38	Hallway	2.38	Bedroom	3.38	Bathroom
1.39	Staircase	2.39	Bathroom	3.39	Bedroom
1.40	Lift	2.40	Bedroom	3.40	Bathroom
1.41	Terrace	2.41	Bathroom	3.41	Bedroom
1.42	Balcony	2.42	Bedroom	3.42	Bathroom
1.43	Parking	2.43	Bathroom	3.43	Bedroom
1.44	Storage	2.44	Bedroom	3.44	Bathroom
1.45	Utility	2.45	Bathroom	3.45	Bedroom
1.46	Kitchen	2.46	Bedroom	3.46	Bathroom
1.47	Bathroom	2.47	Bathroom	3.47	Bedroom
1.48	Bedroom	2.48	Bedroom	3.48	Bathroom
1.49	Living	2.49	Bathroom	3.49	Bedroom
1.50	Hallway	2.50	Bedroom	3.50	Bathroom
1.51	Staircase	2.51	Bathroom	3.51	Bedroom
1.52	Lift	2.52	Bedroom	3.52	Bathroom
1.53	Terrace	2.53	Bathroom	3.53	Bedroom
1.54	Balcony	2.54	Bedroom	3.54	Bathroom
1.55	Parking	2.55	Bathroom	3.55	Bedroom
1.56	Storage	2.56	Bedroom	3.56	Bathroom
1.57	Utility	2.57	Bathroom	3.57	Bedroom
1.58	Kitchen	2.58	Bedroom	3.58	Bathroom
1.59	Bathroom	2.59	Bathroom	3.59	Bedroom
1.60	Bedroom	2.60	Bedroom	3.60	Bathroom
1.61	Living	2.61	Bathroom	3.61	Bedroom
1.62	Hallway	2.62	Bedroom	3.62	Bathroom
1.63	Staircase	2.63	Bathroom	3.63	Bedroom
1.64	Lift	2.64	Bedroom	3.64	Bathroom
1.65	Terrace	2.65	Bathroom	3.65	Bedroom
1.66	Balcony	2.66	Bedroom	3.66	Bathroom
1.67	Parking	2.67	Bathroom	3.67	Bedroom
1.68	Storage	2.68	Bedroom	3.68	Bathroom
1.69	Utility	2.69	Bathroom	3.69	Bedroom
1.70	Kitchen	2.70	Bedroom	3.70	Bathroom
1.71	Bathroom	2.71	Bathroom	3.71	Bedroom
1.72	Bedroom	2.72	Bedroom	3.72	Bathroom
1.73	Living	2.73	Bathroom	3.73	Bedroom
1.74	Hallway	2.74	Bedroom	3.74	Bathroom
1.75	Staircase	2.75	Bathroom	3.75	Bedroom
1.76	Lift	2.76	Bedroom	3.76	Bathroom
1.77	Terrace	2.77	Bathroom	3.77	Bedroom
1.78	Balcony	2.78	Bedroom	3.78	Bathroom
1.79	Parking	2.79	Bathroom	3.79	Bedroom
1.80	Storage	2.80	Bedroom	3.80	Bathroom
1.81	Utility	2.81	Bathroom	3.81	Bedroom
1.82	Kitchen	2.82	Bedroom	3.82	Bathroom
1.83	Bathroom	2.83	Bathroom	3.83	Bedroom
1.84	Bedroom	2.84	Bedroom	3.84	Bathroom
1.85	Living	2.85	Bathroom	3.85	Bedroom
1.86	Hallway	2.86	Bedroom	3.86	Bathroom
1.87	Staircase	2.87	Bathroom	3.87	Bedroom
1.88	Lift	2.88	Bedroom	3.88	Bathroom
1.89	Terrace	2.89	Bathroom	3.89	Bedroom
1.90	Balcony	2.90	Bedroom	3.90	Bathroom
1.91	Parking	2.91	Bathroom	3.91	Bedroom
1.92	Storage	2.92	Bedroom	3.92	Bathroom
1.93	Utility	2.93	Bathroom	3.93	Bedroom
1.94	Kitchen	2.94	Bedroom	3.94	Bathroom
1.95	Bathroom	2.95	Bathroom	3.95	Bedroom
1.96	Bedroom	2.96	Bedroom	3.96	Bathroom
1.97	Living	2.97	Bathroom	3.97	Bedroom
1.98	Hallway	2.98	Bedroom	3.98	Bathroom
1.99	Staircase	2.99	Bathroom	3.99	Bedroom
1.100	Lift	2.100	Bedroom	3.100	Bathroom

957 m², Praha-západ, Roztoky, Tiché údolí



NAME	ROOM / NUMBER	AGE	FINDINGS		OTHER DATA		TESTS	
			CLINICAL	LABORATORY	PHYSICAL	DIAGNOSTIC	PHYSICAL	DIAGNOSTIC
101	101-101	101	101	101	101	101	101	
102	102-102	102	102	102	102	102	102	
103	103-103	103	103	103	103	103	103	
104	104-104	104	104	104	104	104	104	
105	105-105	105	105	105	105	105	105	
106	106-106	106	106	106	106	106	106	
107	107-107	107	107	107	107	107	107	
108	108-108	108	108	108	108	108	108	
109	109-109	109	109	109	109	109	109	
110	110-110	110	110	110	110	110	110	
111	111-111	111	111	111	111	111	111	
112	112-112	112	112	112	112	112	112	
113	113-113	113	113	113	113	113	113	
114	114-114	114	114	114	114	114	114	
115	115-115	115	115	115	115	115	115	
116	116-116	116	116	116	116	116	116	
117	117-117	117	117	117	117	117	117	
118	118-118	118	118	118	118	118	118	
119	119-119	119	119	119	119	119	119	
120	120-120	120	120	120	120	120	120	
121	121-121	121	121	121	121	121	121	
122	122-122	122	122	122	122	122	122	
123	123-123	123	123	123	123	123	123	
124	124-124	124	124	124	124	124	124	
125	125-125	125	125	125	125	125	125	
126	126-126	126	126	126	126	126	126	
127	127-127	127	127	127	127	127	127	
128	128-128	128	128	128	128	128	128	
129	129-129	129	129	129	129	129	129	
130	130-130	130	130	130	130	130	130	
131	131-131	131	131	131	131	131	131	
132	132-132	132	132	132	132	132	132	
133	133-133	133	133	133	133	133	133	
134	134-134	134	134	134	134	134	134	
135	135-135	135	135	135	135	135	135	
136	136-136	136	136	136	136	136	136	
137	137-137	137	137	137	137	137	137	
138	138-138	138	138	138	138	138	138	
139	139-139	139	139	139	139	139	139	
140	140-140	140	140	140	140	140	140	
141	141-141	141	141	141	141	141	141	
142	142-142	142	142	142	142	142	142	
143	143-143	143	143	143	143	143	143	
144	144-144	144	144	144	144	144	144	
145	145-145	145	145	145	145	145	145	
146	146-146	146	146	146	146	146	146	
147	147-147	147	147	147	147	147	147	
148	148-148	148	148	148	148	148	148	
149	149-149	149	149	149	149	149	149	
150	150-150	150	150	150	150	150	150	
151	151-151	151	151	151	151	151	151	
152	152-152	152	152	152	152	152	152	
153	153-153	153	153	153	153	153	153	
154	154-154	154	154	154	154	154	154	
155	155-155	155	155	155	155	155	155	
156	156-156	156	156	156	156	156	156	
157	157-157	157	157	157	157	157	157	
158	158-158	158	158	158	158	158	158	
159	159-159	159	159	159	159	159	159	
160	160-160	160	160	160	160	160	160	
161	161-161	161	161	161	161	161	161	
162	162-162	162	162	162	162	162	162	
163	163-163	163	163	163	163	163	163	
164	164-164	164	164	164	164	164	164	
165	165-165	165	165	165	165	165	165	
166	166-166	166	166	166	166	166	166	
167	167-167	167	167	167	167	167	167	
168	168-168	168	168	168	168	168	168	
169	169-169	169	169	169	169	169	169	
170	170-170	170	170	170	170	170	170	
171	171-171	171	171	171	171	171	171	
172	172-172	172	172	172	172	172	172	
173	173-173	173	173	173	173	173	173	
174	174-174	174	174	174	174	174	174	
175	175-175	175	175	175	175	175	175	
176	176-176	176	176	176	176	176	176	
177	177-177	177	177	177	177	177	177	
178	178-178	178	178	178	178	178	178	
179	179-179	179	179	179	179	179	179	
180	180-180	180	180	180	180	180	180	
181	181-181	181	181	181	181	181	181	
182	182-182	182	182	182	182	182	182	
183	183-183	183	183	183	183	183	183	
184	184-184	184	184	184	184	184	184	
185	185-185	185	185	185	185	185	185	
186	186-186	186	186	186	186	186	186	
187	187-187	187	187	187	187	187	187	
188	188-188	188	188	188	188	188	188	
189	189-189	189	189	189	189	189	189	
190	190-190	190	190	190	190	190	190	
191	191-191	191	191	191	191	191	191	
192	192-192	192	192	192	192	192	192	
193	193-193	193	193	193	193	193	193	
194	194-194	194	194	194	194	194	194	
195	195-195	195	195	195	195	195	195	
196	196-196	196	196	196	196	196	196	
197	197-197	197	197	197	197	197	197	
198	198-198	198	198	198	198	198	198	
199	199-199	199	199	199	199	199	199	
200	200-200	200	200	200	200	200	200	