



Apartment Five-bedroom (6+kk)

Sold

382 m², Prague 6, Bubeneč, Rooseveltova

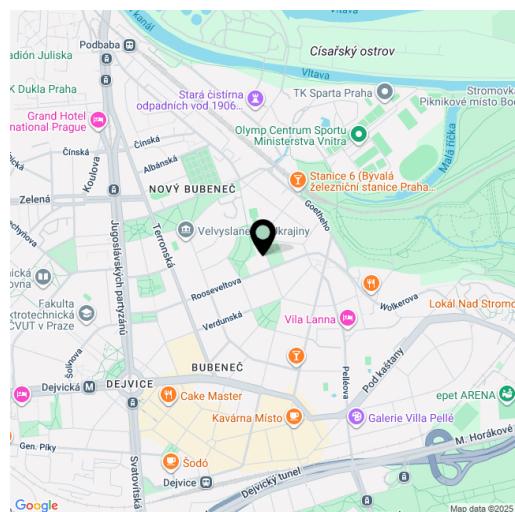




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Total area	399 m ²
Floor area*	382 m ²
Balcony	17 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	19612



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This exceptional, top-quality family duplex apartment with a timeless design and maximum comforts is located on the 1st and 2nd floors of a modern residence with an elevator, swimming pool, sauna, fitness center, and ornamental garden, in the prestigious diplomatic district of Bubeneč, just a few steps from Stromovka Park.

The upper floor comprises the entrance area and living zone with a generously designed **south-facing** living room, a kitchen with a dining area, a study with a **custom-built** wall-to-wall library, and a **home wellness** area with a **sauna** and **Jacuzzi**. The lower floor offers a quiet **private zone** with 3 bedrooms, 2 bathrooms, a **home cinema** (which can be converted into an additional bedroom), a spacious **walk-in closet**, and a utility/laundry room. The apartment includes **4 balconies**.

The materials and furnishings meet the highest standards of modern living. The entire apartment is equipped with a **Bose sound system** and a **Loxone** smart home system (remote control for air-conditioning, heating, shading, and lighting). The **PoggenPohl** kitchen with a large cooking island and ample storage is fitted with top-of-the-line **Miele** and **Gaggenau** appliances, including steam and pyrolytic ovens, full-surface induction cooktop, freezer with an ice maker, integrated soda system with filtration and options for chilled or sparkling water, and other premium features for utmost comfort. All bathrooms have underfloor heating, with sanitary ware by **Antonio Lupi** and **Villeroy & Boch**. The upper floor features **oak parquet floors**, while the lower floor uses exotic wood, and the bathrooms feature **teak** and tile. Windows are fitted with insect screens and are shaded with blinds or roller shades. The sale includes all built-in and custom-made furniture and fittings, such as **designer lighting** by Bulb, Artemide, and Ingo Maurer, a solid wall with an **air-conditioned wine cabinet**, and a white **conical bar**. Balcony plantings are maintained with an **automatic irrigation system**. The purchase price includes **2 garage spaces** and a **storage unit**, all accessible by elevator. The residence, designed by architect, features a modern **2N access system** with the option of remote unlocking via mobile phone.

The residence is located in the prestigious **diplomatic district of Bubeneč**. Complete local infrastructure is within walking distance—schools and kindergartens (including the **Riverside School Prague**), stylish restaurants, cafés, the Dejvická metro station (line A), and tram stops. Access to the city center and airport is fast and convenient, and the large **Stromovka Park** is nearby.

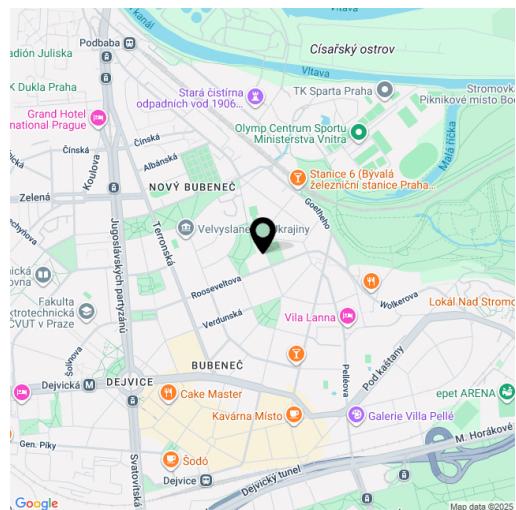
Floor area 382 m², balconies 17 m², storage room



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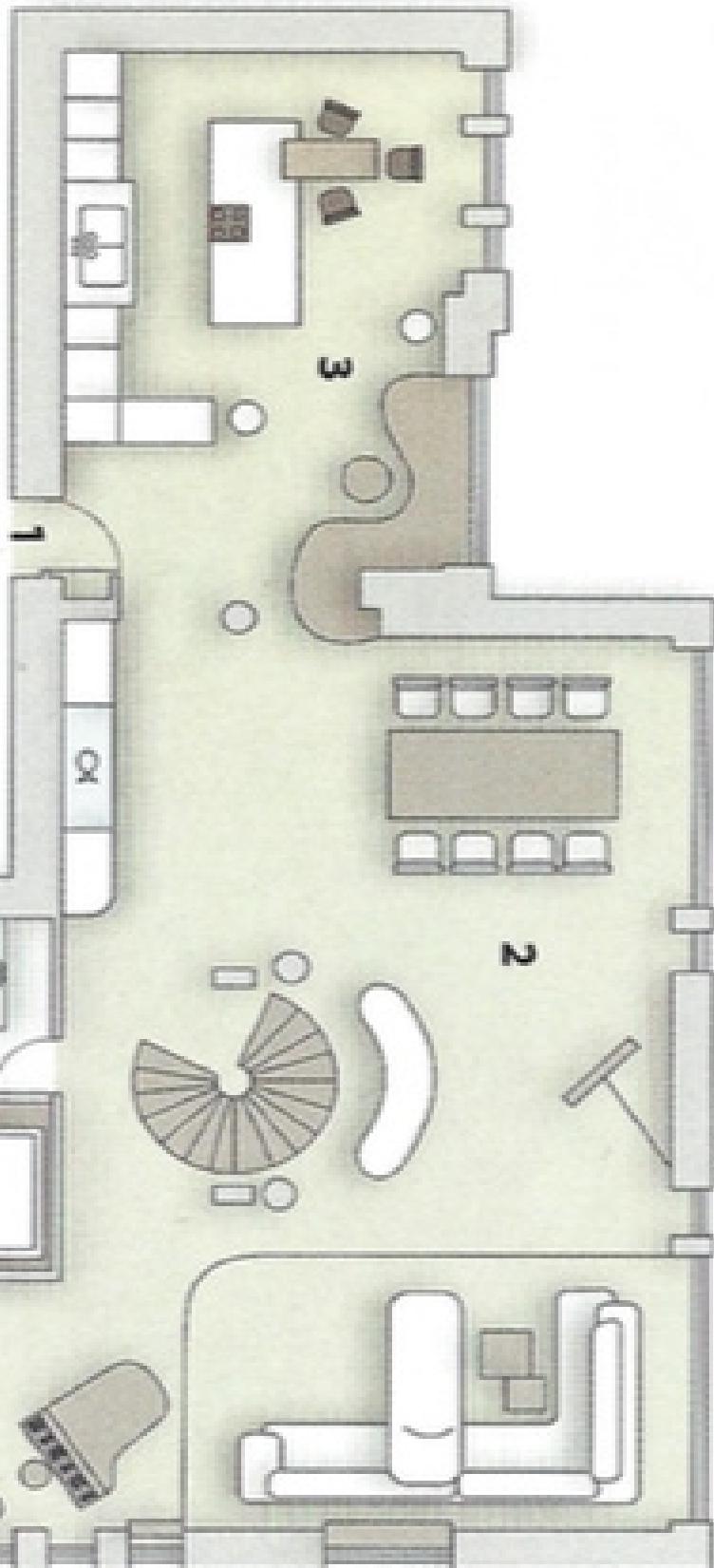
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