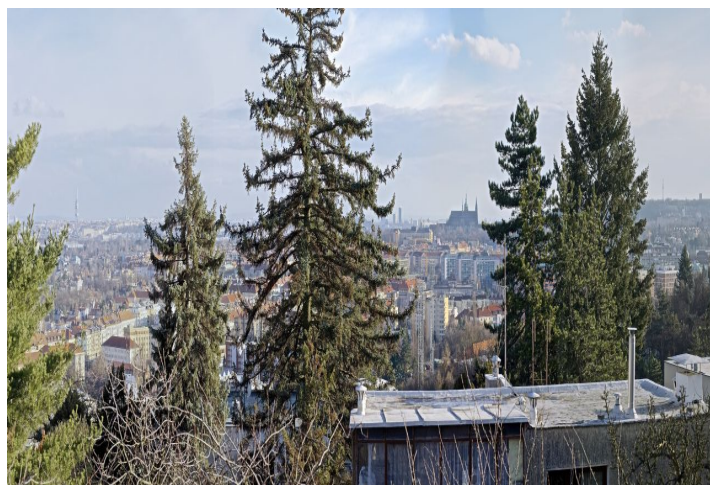




House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold





House Seven-bedroom (8+1)

Sold

426 m², Prague 6, Dejvice, Na Ostrohu

Total area	426 m²
Plot	777 m²
Foot print	170 m²
Garden	607 m²
Floor area	331 m²
Terrace	95 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	21962

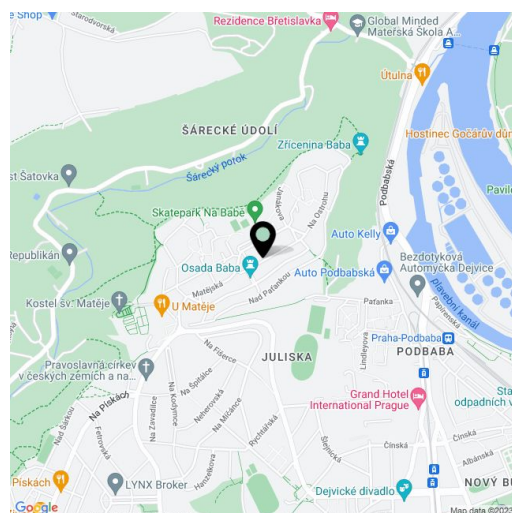
First Republic Functionalist villa undergoing a complete sensitive renovation boasting magnificent views of Prague Castle. The villa was constructed according to the design of famous architect Ladislav Žák. Situated in one of the most prestigious residential neighborhoods, Hanspaulka – Baba, the house with surrounding buildings forms a remarkable complex of detached, staggered spaced villas, which is unique in the Czech Republic. End of the reconstruction is scheduled for July 2016.

The house consists of 4 floors. The layout of the partially sunk ground floor offers 4 bedrooms, 2 bathrooms (one with bathtub and toilet, one with shower), separate toilet, walk-in closet, utility room and storage room; from the hall opposite the staircase you can enter the protected, intimate garden with mature greenery. The 1st street level floor of the house consists of a sunny living room with kitchen and dining area, very bright workroom, separate toilet, cloakroom, workshop, and a room for housework. On the 2nd floor there is a master bedroom with en-suite walk-in wardrobe and bathroom (shower, toilet, bidet), guest room and a shared bathroom with shower and toilet. Both bedrooms have access to the **terrace and conservatory with a beautiful, direct view of the Prague Castle**. On the last, 3rd floor you can find an indoor bar opening to covered seating and a **rooftop terrace, also with stunning views**.

The villa is equipped with **air recuperation throughout**, wood floors, designer tiles, **glass walls and railings**, new wooden windows with safety triple glazing, quality bathroom fixtures by Italian brands, Deltalight and DCW designer lighting including LED lights in suspended ceilings, on the facade of the house and in the garden, security and fire alarm systems, **CCTV**, heat pump, radiators and underfloor heating in the bathrooms, **energy management of the building via network**, small wine cellar etc. The house was insulated using phenolic boards and completely dehumidified. There are new water pipes, sewer system with tank for a rain water, heated rainwater drains and downspouts.

Very attractive and sought after location in a quiet area surrounded by greenery, just 5 minutes on foot from a bus stop. Near a kindergarten, the Kodymka kids club, a restaurant, supermarket and the Juliska sporting center, complete with a playground and tennis court. A great starting point for hiking and cycling trips.

Interior 331.4 m², terraces 94.7 m², footprint 170 m², garden 607 m², plot 777 m².





House Seven-bedroom (8+1)

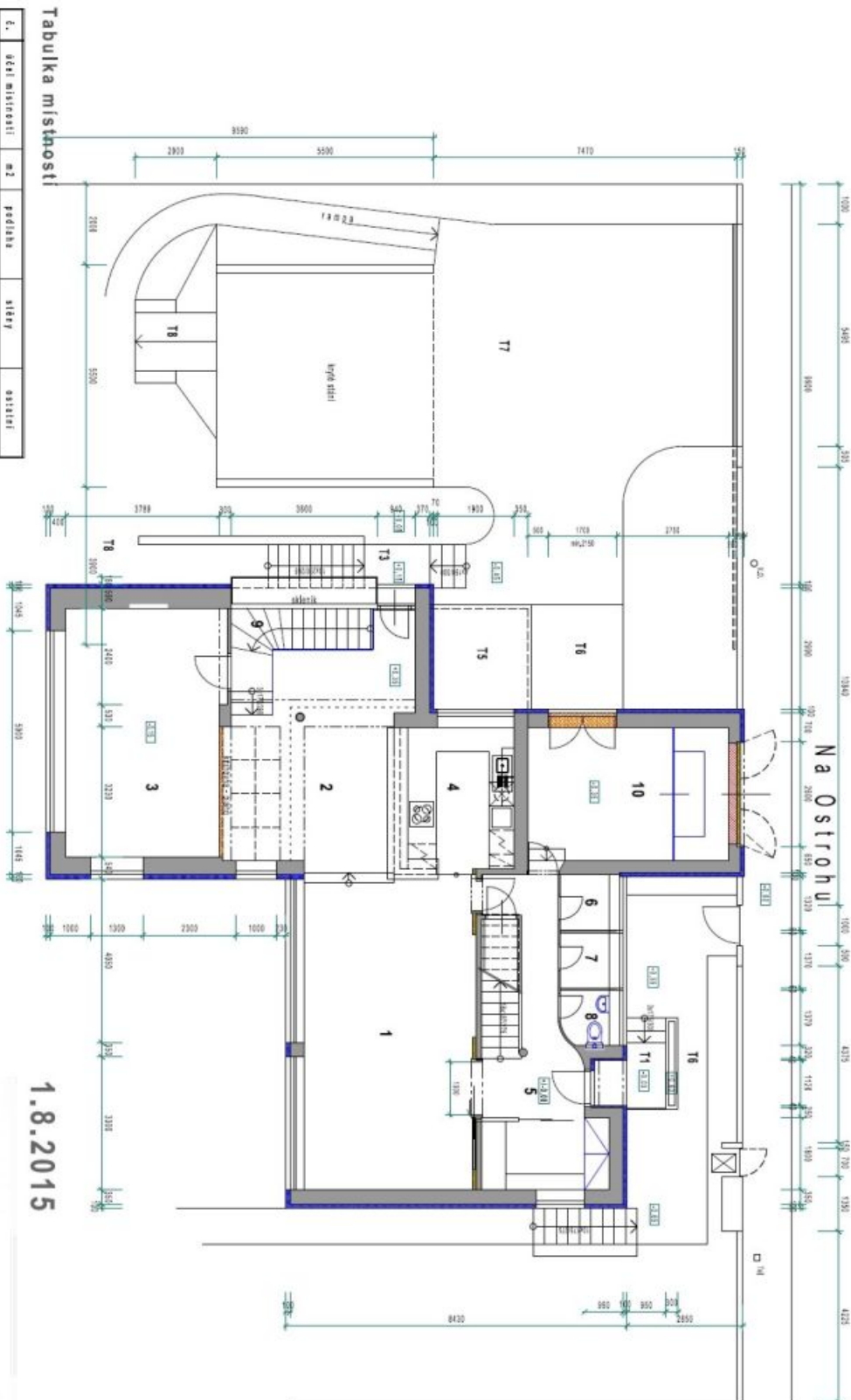
Sold

426 m², Prague 6, Dejvice, Na Ostrohu

Tabulka místností

č.	účel místnosti	m ²	podlaha	stěry	osvětlení
1	obývací pokoj	23,2	parkety		
2	ložnice	22,7	parkety		
3	pracovna	23,8	parkety		
4	kuchyň	9,8	vinyl		
5	hala vstup.	18,4	parkety		
6	spíž	1,85	ker.dl.		
7	dom.prace+launa	1,85	ker.dl.		
8	wc	1,90	ker.dl.		
9	schody	5,30	dřevě masiv		
10	dřívna - pracovna	17,0	ker.dl.		
Ta	vnější plochy a terasy		beton.dl., žulové kostky		

Celkem 128,3 m²



Legenda STAVEBNÍ mat.:

	silnicový kvestruce
	betonové zdivo
	beton B 20 Mpa
	Habetl 170mg
	PIR
	minerální izolace, 50K příčky



House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold

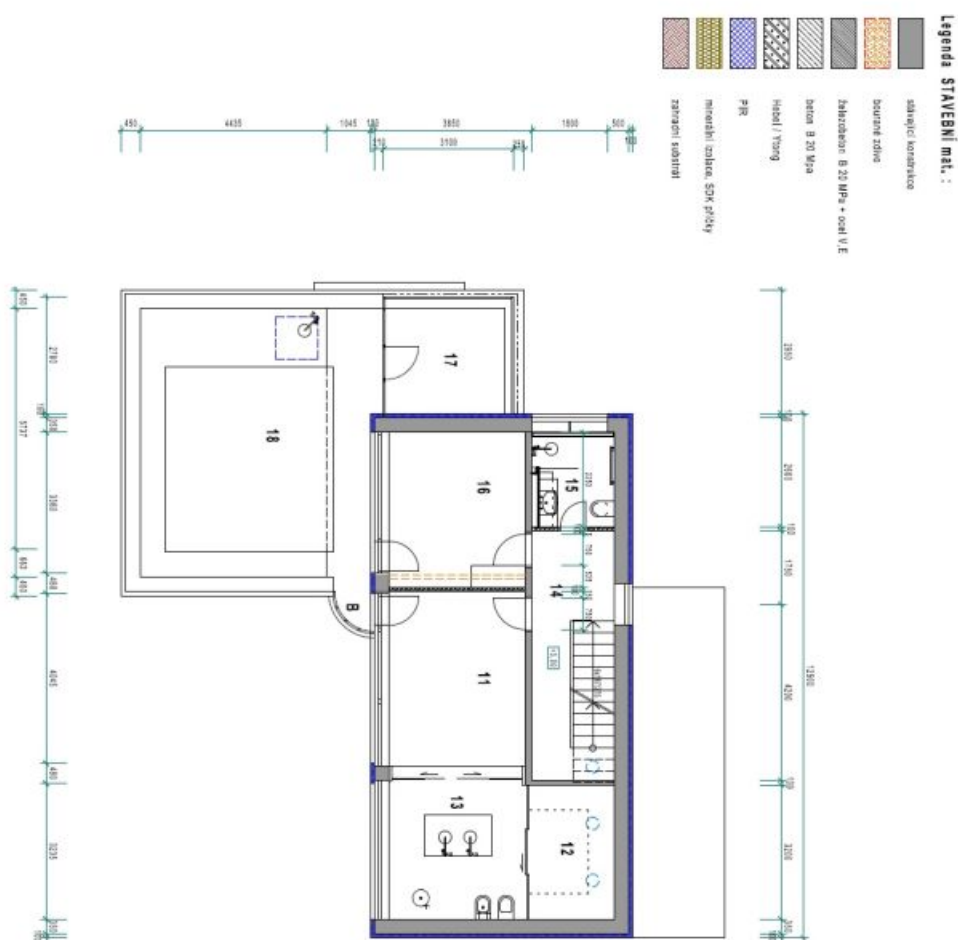
č.	část místnosti	m ²	podlaha	výtah	orientace
01	garáž	11,7	parter		
02	garáž	14,2	parter		
03	garáž	18,0	parter		
04	garáž	23,8	parter		
05	schody	12,0	parter		
06	koupel	9,3	1. a 2. d.		
07	lákna	8,5	parter		
08	chodba	14,6	parter		
09	wc	1,6	1. a 2. d.		
010	koupel	2,3	1. a 2. d.		
011	lákna	5,3	1. a 2. d.		
012	lákna	5,7	1. a 2. d.		
013	lákna	6,0	1. a 2. d.		
014	sklep	26,8	podzemí		

Celkem 120,1 + 24,8 m²

Tabulka místností



Sold



Tabuľka miestnosti

№	участники	м/с	пол/воз	статья	коммент.
11	Полков	26.2	парень		
12	Батман	0.0	парень		
13	Кедров	0.5	чел		
14	Степанов	11.5	парень		
15	Кедров	4.5	чел		
16	Полков	11.0	парень		
17	Станислав	7.2	парень		
18	Васильев	28	дети на море		
19	Батман	0.9	дети на море		

C o l k e n 66.9 m2 + 36.5 m2



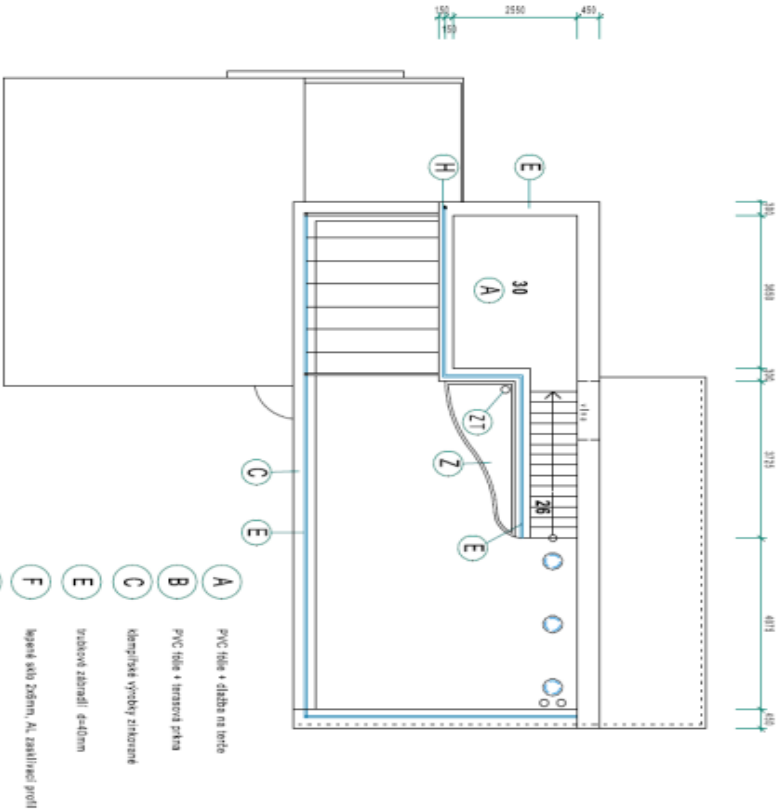
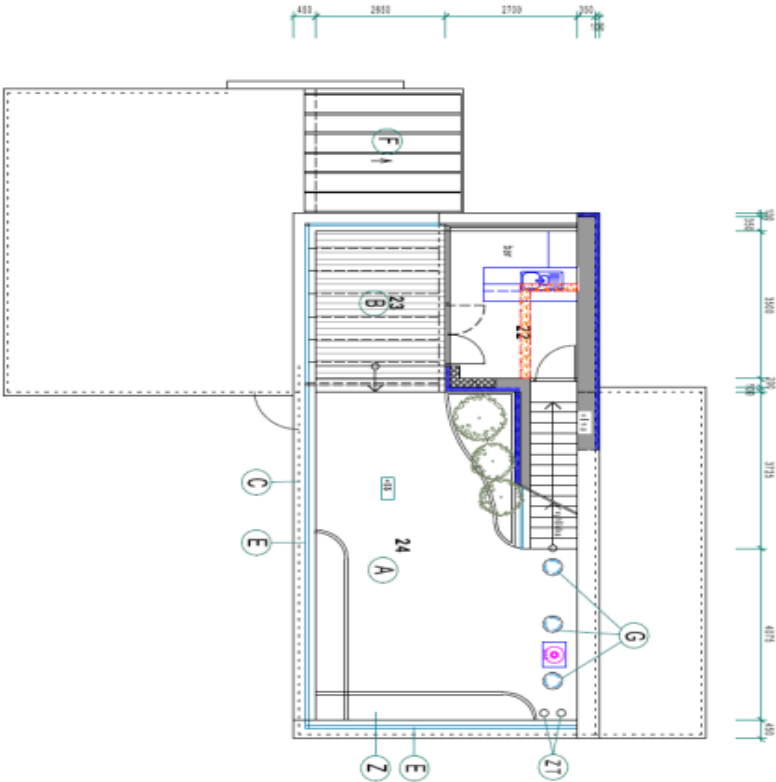
House Seven-bedroom (8+1)

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Tabulka místností				
č.	účel místnosti	m2	podlaha	stěny
21	schody	4,0	dřev. masiv	
22	bát	8,1	palub. prkna	
23	vytřís teras	19,9	palub. prkna	
24	teras 2	37,6	palub. prkna / dlažba	
26	schody	3,9	palub. prkna	
30	vyhlídka	9,3	palub. prkna	

Tabulka místností



Legenda STAVEBNÍ mat. :

- střecha kontrastní
- betonové zdivo
- železobeton B 20 MPa + ocel V 15
- beton B 20 MPa
- Hněd / Vlny
- PIR
- minerální izolace, ROCKWOOL
- zatevňec substrát

střecha kontrastníbetonové zdivoželezobeton B 20 MPa + ocel V 15beton B 20 MPaHněd / VlnyPIRminerální izolace, ROCKWOOLzatevňec substrát



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