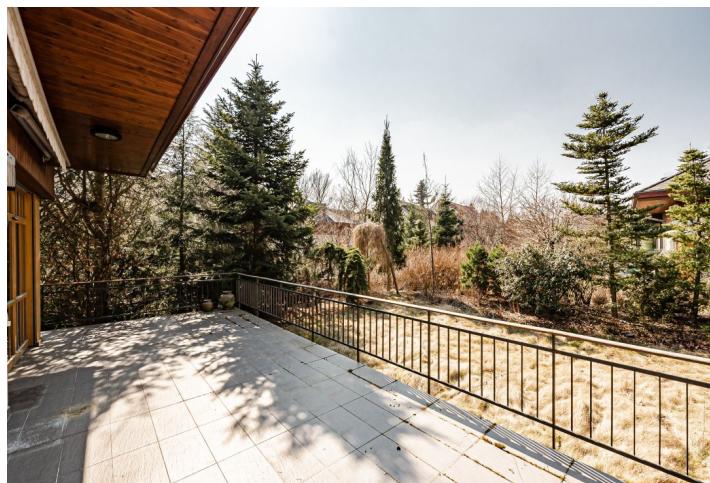




## House Six-bedroom (7+1)

Sold

391 m<sup>2</sup>, Prague 6, Dejvice, Ke Kulišce



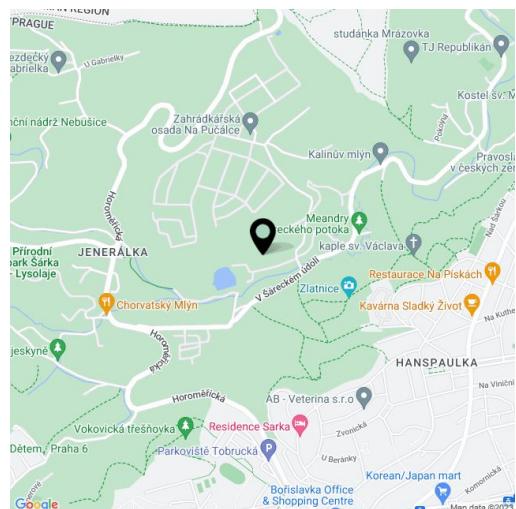


## House Six-bedroom (7+1)

Sold

391 m<sup>2</sup>, Prague 6, Dejvice, Ke Kulišce

Total area	391 m <sup>2</sup>
Plot	884 m <sup>2</sup>
Foot print	201 m <sup>2</sup>
Garden	683 m <sup>2</sup>
Floor area	353 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	Garage in the basement
Garage	Yes
Cellar	Yes
PENB	C
Reference number	41683



**This timeless house with a sauna, surrounded by a landscaped garden lined with mature trees, is part of the gated Dubový mlýn residential complex. It is set in the greenest part of Prague 6—the Šárka Valley.**

On the elevated ground floor, there is a kitchen with a dining room and access to a **large terrace**, and in the lower part, there is a spacious living room with a **fireplace**, an entrance hall, and a guest bedroom with a bathroom and a separate entrance. The mezzanine floor consists of 2 bedrooms and a bathroom. On the upper floor, there is a master bedroom with an en suite bathroom, another 2 bedrooms, a dressing room, and a bathroom. The basement consists of technical facilities, a laundry room, storage space, and a **double garage**.

The house was built in 2006. **Parquet** and tiled floors. A high number of windows provide plenty of daylight, which can be regulated by blinds. Facilities include **built-in storage space**, a kitchen with **Miele appliances**, **air-conditioning** on the upper floor, an electric boiler, and an alarm. There is a **garden house with a sauna** on the landscaped grounds. The complex can be entered only through a **continuously guarded central entrance**.

Dubový mlýn is located directly in the **Šárka-Lysolaje Nature Park**. The location offers **absolute peace and privacy**. Hiking trails and bike paths pass through the area. At the same time, it has quick access to the airport or the prestigious **ISP** school in Nebušice. Transport connections are provided by buses, and the ride to the Dejvická metro station takes 15 minutes.

Usable area 391.1 m<sup>2</sup>, built-up area 201 m<sup>2</sup>, garden 683 m<sup>2</sup>, land 884 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.