



Apartment Four-bedroom (5+kk)

€ 1 849 618 | CZK 46 000 000

228 m², Prague 6, Veleslavín, Pod Novým lesem





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Total area	272 m²
Floor area*	228 m²
Terrace	44 m²
Garden	392 m²
Parking	2 parking spaces
Cellar	2 m²
PENB	B
Reference number	102024

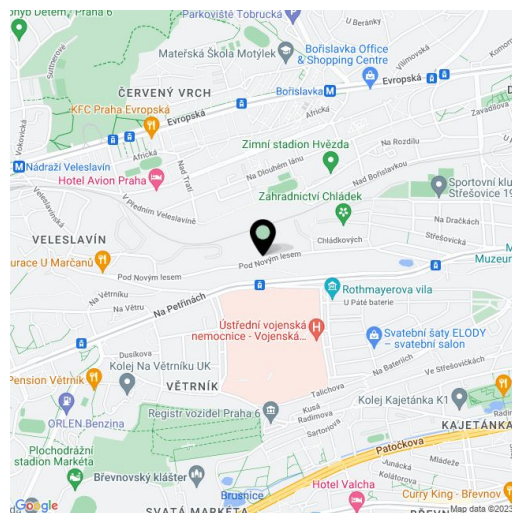
This generously conceived duplex apartment with a garden, parking, and a high-standard interior is part of a boutique villa with an elevator, only 3 apartments, and one non-residential unit. The new building is being built in a beautiful location in Prague 6 – Veleslavín between the Ořechovka residential area and the Střešovické skály natural monument.

At the entrance level, there is an almost **60-meter living space** with a kitchen and access to the **terrace and garden**, a guest room/study with a bathroom, a separate toilet, a storage room (pantry), a **large dressing room**, and an entrance hall with a corridor with **direct access to the elevator**. The private zone on the first floor consists of a master **bedroom with a dressing room** and a bathroom, 2 other rooms, a bathroom, a hall, a corridor, and a utility room.

The interior is very airy thanks to the **2.9 m high ceilings**. The premium facilities include **air-conditioning, recuperation, oak floors, triple-glazed aluminum windows**, top-of-the-line **Next security entrance doors**, interior doors with concealed hinges and **M&T designer fittings, Villeroy & Boch, Keuco, or Kludi sanitary ware, Italian and Archceram tiles**, heating with a gas boiler with the option of changing to a heat pump. The custom-made kitchen in matte lacquer features **Siemens appliances**, an oversized refrigerator, a separate freezer, a ceramic worktop, and a cooking island. The apartment comes with a **cellar and 2 parking spaces** with the possibility of **charging electric cars**.

The villa stands in a **nice place** on a quiet side street in a traditional residential development, in the neighborhood of the **Ořechovka residential area** and close to the Central Military Hospital. Transport connections are provided by trams, and within 3 minutes you can reach the Petřiny metro station and Hradčanská within 9 minutes. You can drive to a tunnel complex in no time, and the way to the airport is also quick. A kindergarten and elementary school or an ice rink are within walking distance. The area is very pleasant thanks to an **abundance of greenery**. There is also a renowned **garden center** nearby.

Floor area 228 m², terrace 43.5 m², two parking spaces 30.20 m², cellar 2.30 m², garden 392 m².



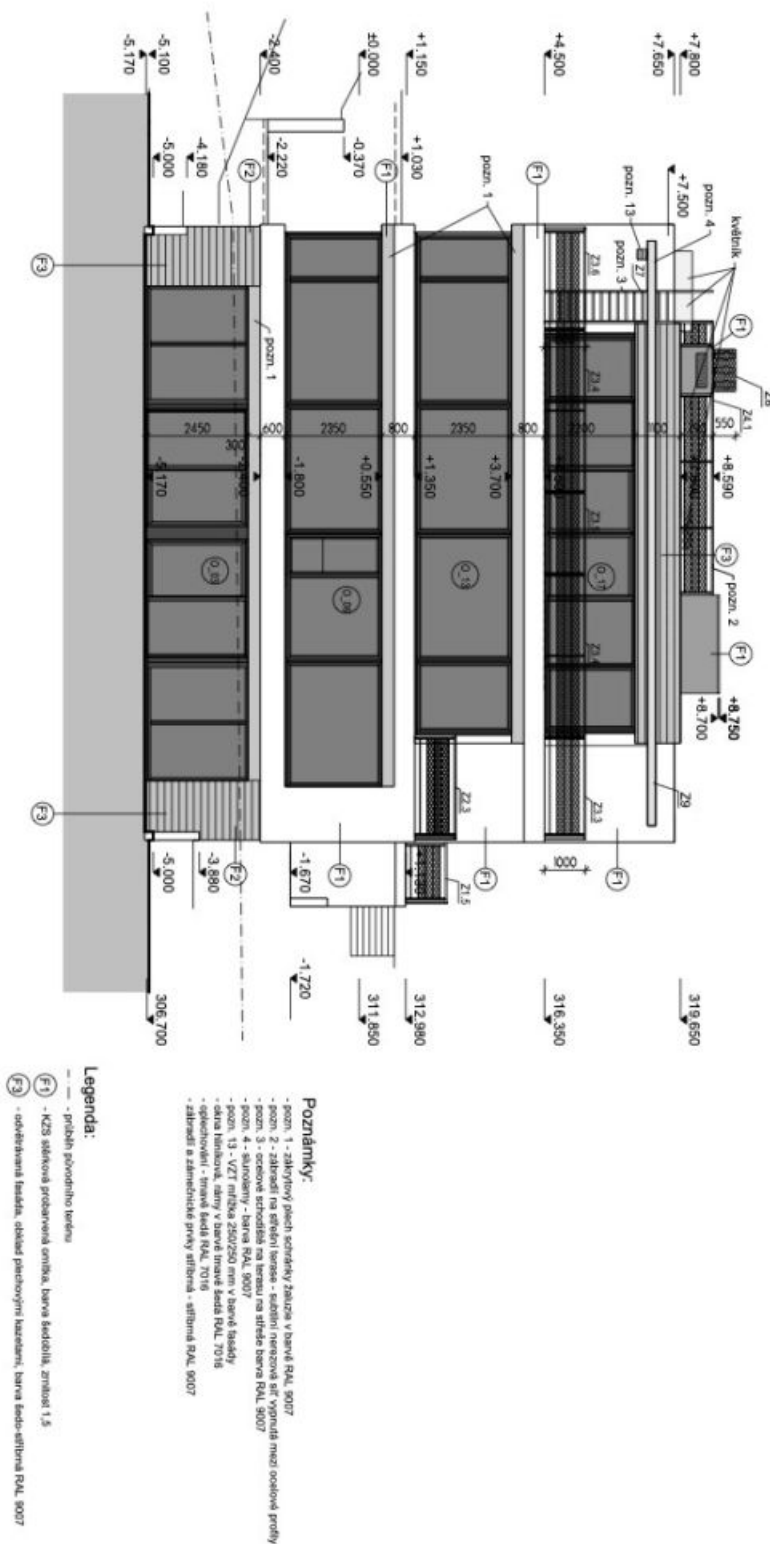
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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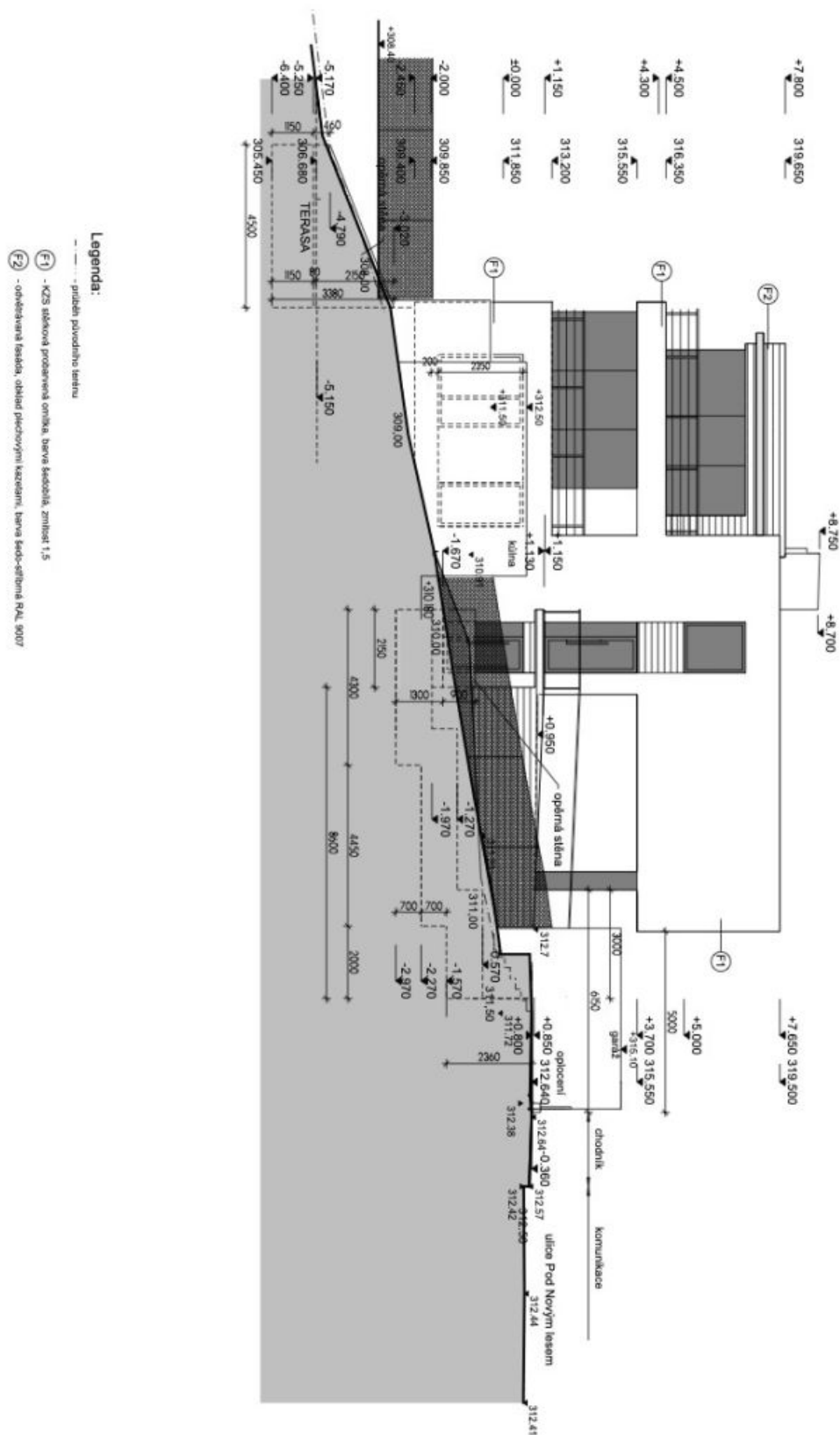
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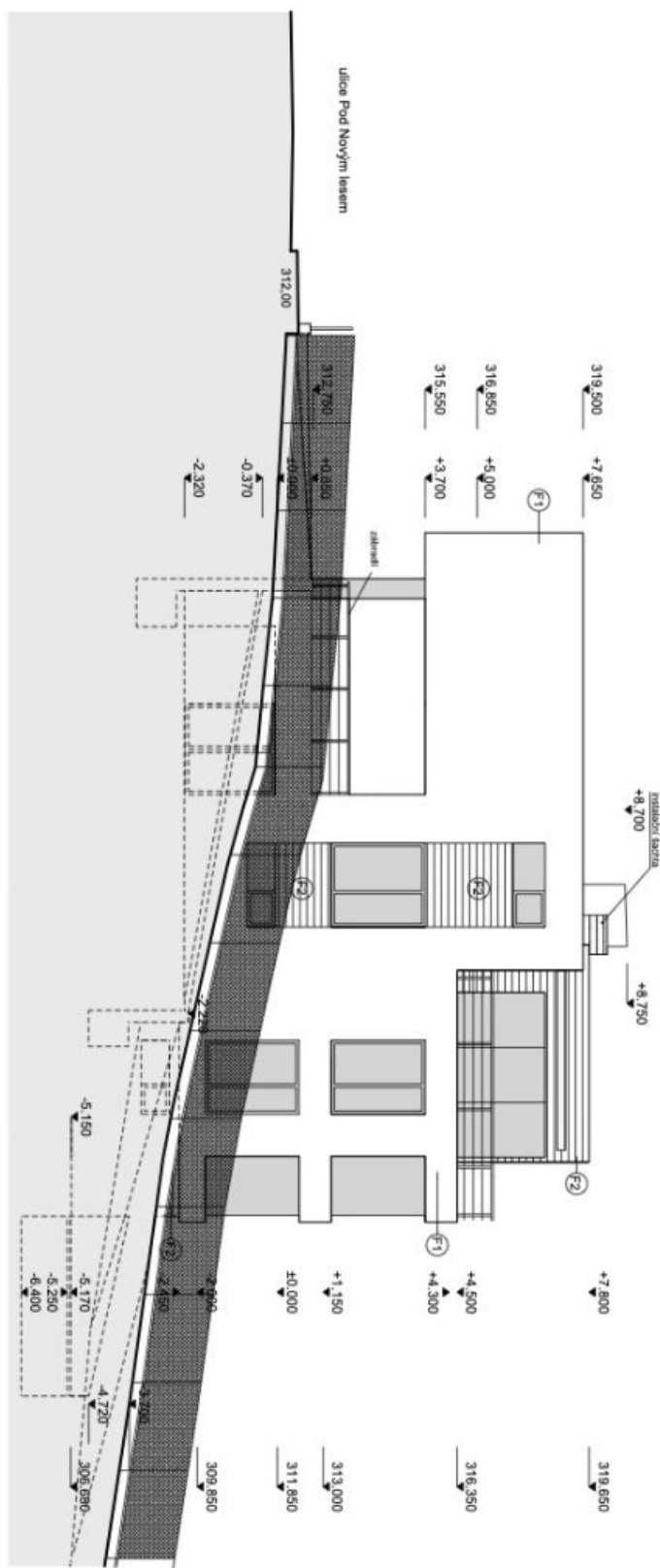
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Legenda:

- — — — — průchod původního terénu
- (F1) - K2S střešní prohledávací omítka, barva šedobílá, zmrzlá 1,5
- (F2) - odvětrávací šachta, obklad pískovcovými kámeny, barva šedo-šedivá RAL 9007





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RODINNÝ DŮM PRAHA 6 - POD NOVÝM LESEM - BYT 1_PŘÍZEMÍ

PŮDORYS PŘÍZEMÍ



RODINNÝ DŮM
PRAHA 6 - Pod Novým lesem

BYT 1 5+kk

CELKOVÁ PODLAŽNÍ PLOCHA 233 m²
PODLAŽNÍ PLOCHA PŘÍZEMÍ 133 m²
PODLAŽNÍ PLOCHA 1.PATRA 100 m²
+ TERASA NA TERÉNU 43,50 m²

TABULKA MÍSTNOSTÍ
PŘÍZEMÍ

1.S1.01	PŘEDSÍŇ	2,96 m²
1.S1.02	HALA	11,81 m²
1.S1.03	ŠATNA	13,04 m²
1.S1.04	WC	2,04 m²
1.S1.05	OBÝVACÍ POKOJ S KK	56,95 m²
1.S1.06	SCHODIŠTĚ	6,21 m²
1.S1.07	CHODBA	4,44 m²
1.S1.08	KOUPELNA + WC	4,28 m²
1.S1.09	PRACOVNA	15,83 m²
1.S1.10	ŠATNA	10,73 m²
1.S1.11	TERASA NA TERÉNU	43,50 m²
PARKOVACÍ STÁNÍ č. 12	SKLEP	30,20 m² 2,30 m²



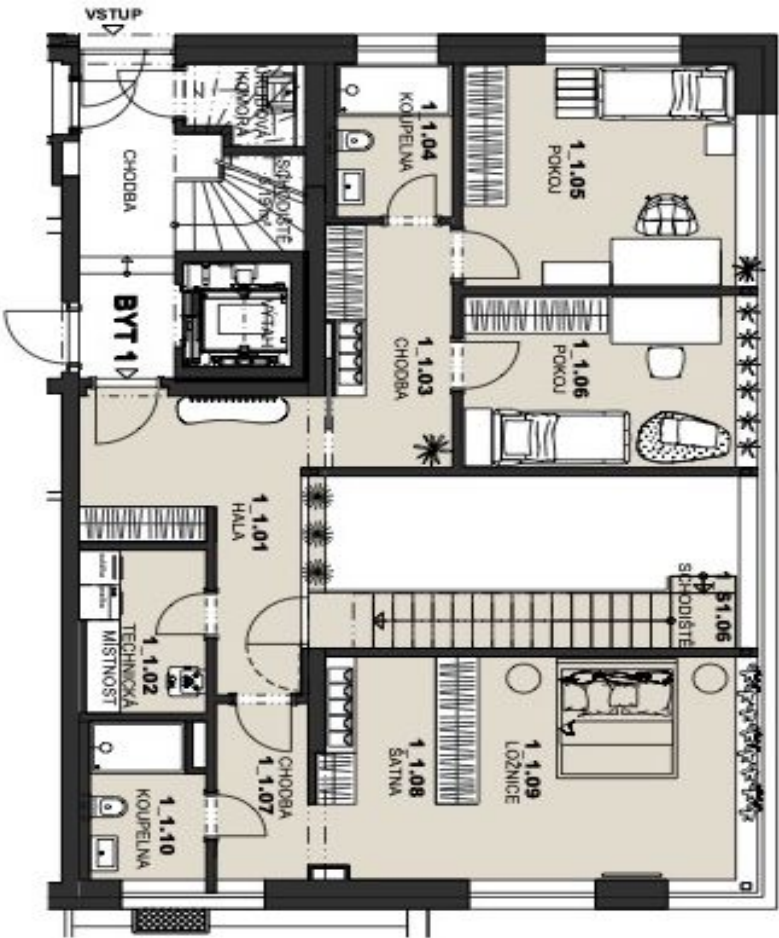
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RODINNÝ DŮM PRAHA 6 - POD NOVÝM LESEM - BYT 1_1.PATRO

PŮDORYS 1.PATRA



RODINNÝ DŮM
PRAHA 6 - Pod Novým lesem

BYT 1 5+kk

CELKOVÁ PODLAŽNÍ PLOCHA 233 m²
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+ TERASA NA TERÉNU 43,50 m²

TABULKA MÍSTNOSTÍ
1. PATRO

1.101	HALA	11,95 m²
1.102	TECHNICKÁ MÍSTNOST	5,05 m²
1.103	CHODBA	7,46 m²
1.104	KOUPELNA	4,48 m²
1.105	POKOJ	15,32 m²
1.106	POKOJ	11,84 m²
1.107	CHODBA	4,09 m²
1.108	ŠATNA	8,93 m²
1.109	LOŽNICE	14,50 m²
1.110	KOUPELNA	4,35 m²