



## House Six-bedroom (7+kk)

Ask for price

619 m<sup>2</sup>, Prague 4, Podolí, Procházkova





## House Six-bedroom (7+kk)

619 m<sup>2</sup>, Prague 4, Podolí, Procházkova

Ask for price

Total area	619 m <sup>2</sup>
Plot	543 m <sup>2</sup>
Foot print	318 m <sup>2</sup>
Garden	225 m <sup>2</sup>
Floor area	401 m <sup>2</sup>
Terrace	155 m <sup>2</sup>
Parking	Garage for 4 cars
Garage	63 m <sup>2</sup>
Cellar	Yes
PENB	G
Reference number	106281

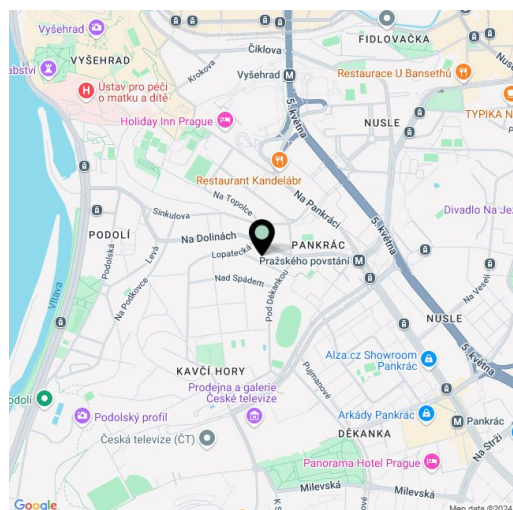
This award-winning, unique extraordinary villa, designed by one of the most famous Czech architects, Josef Pleskot, is surrounded by estates from the 1930s in the Podolí district of Prague. This architecturally exclusive residence stands out for its sensitive integration into the existing buildings and use of natural materials.

The all-concrete villa consists of 3 above-ground and 1 underground floors interconnected by an elevator. The ground floor consists of a central space with a dining table and seating by the fireplace, which is seamlessly connected to the kitchen on one side and the atypical living room with a double ceiling on the other. There is also a study, a toilet, a hallway, and a vestibule. The partially covered terrace (50 m<sup>2</sup>), which connects the interior with the garden, is accessible from all rooms. On the 1st floor is a bedroom with an en-suite bathroom and access to the terrace, another 2 bedrooms, a bathroom, and a separate toilet. The 2nd floor consists of an air-conditioned master bedroom with a fireplace, en-suite bathroom, and walk-in closet, and a large roof terrace equipped with a fireplace. The gym, sauna, wine cellar, and utility facilities are in the basement. Covered parking spaces are on the ground floor of the building.

The exterior and interior of the villa are complemented by a number of wooden elements, raw leather, steel, and stone, large areas of integrated mirror glass together with several skylights, bringing maximum natural light into the space. All of the materials used, especially those that are Czech-made, have a pure natural form. The house won the prize for the best architectural realization in the Construction of the Year 2013 competition and a prize at the international architecture and urban planning festival Architecture Week Prague 2013. In the Real Estate Project of the Year 2013 competition, it became the absolute winner and also won the architects' prize, the expert jury's prize and the public's prize.

This quiet part of Podolí provides a full range of urban amenities and excellent accessibility. A C line metro station is a 10-minute walk away, and the city center can be reached in a few minutes by car. A shopping center, restaurants, shops, schools, and kindergartens are nearby, as is Vyšehrad, the Podolí swimming stadium, the Žluté lázně spa, the Císařská Louka Island or the well-known bike path along the Vltava, where you can enjoy a place for sports and relaxation.

Floor area 401 m<sup>2</sup>, terraces 155 m<sup>2</sup>, garden 225 m<sup>2</sup>, land 543 m<sup>2</sup>.





## House Six-bedroom (7+kk)

619 m<sup>2</sup>, Prague 4, Podolí, Procházkova

Ask for price

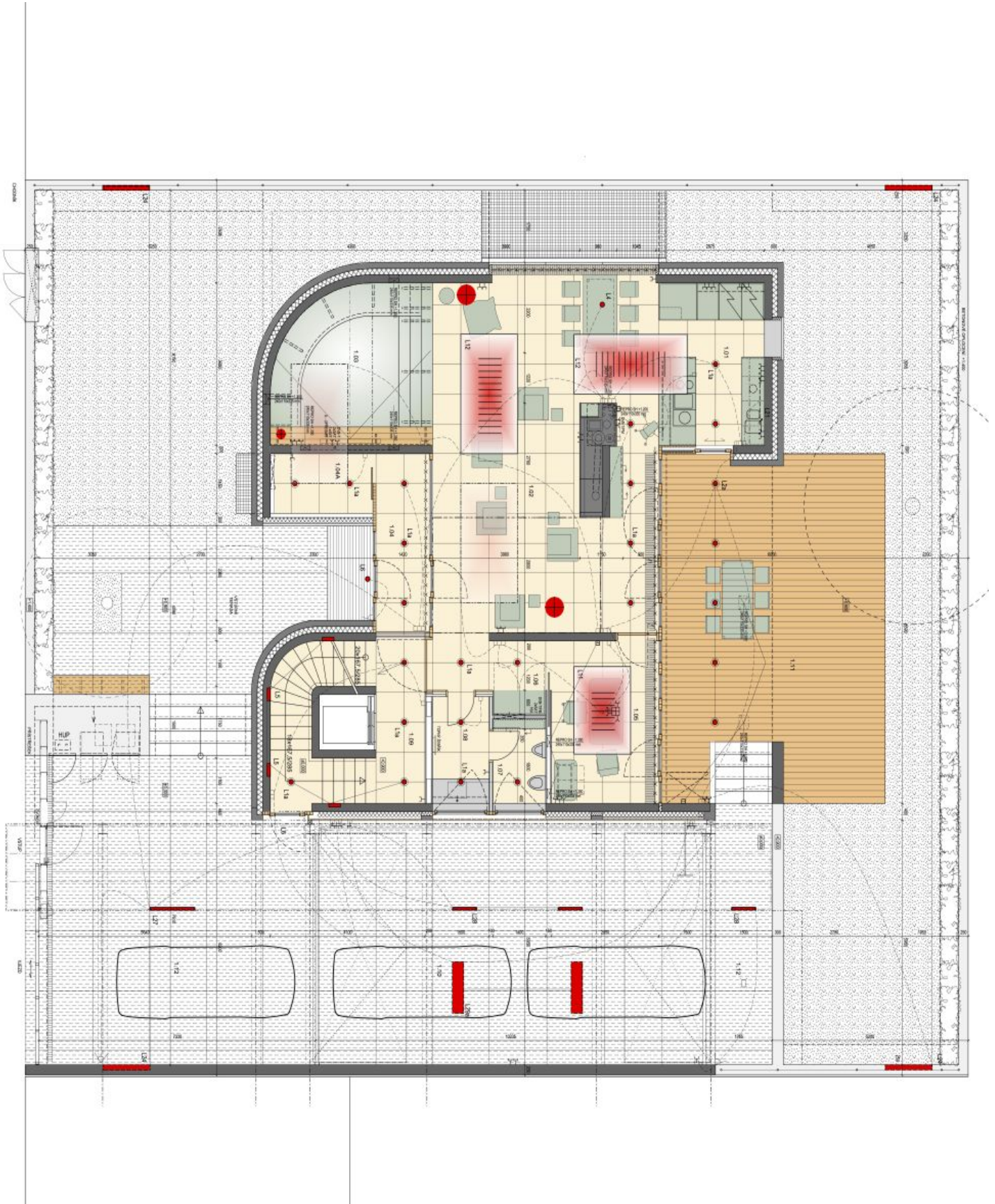




## House Six-bedroom (7+kk)

619 m<sup>2</sup>, Prague 4, Podolí, Procházkova

Ask for price

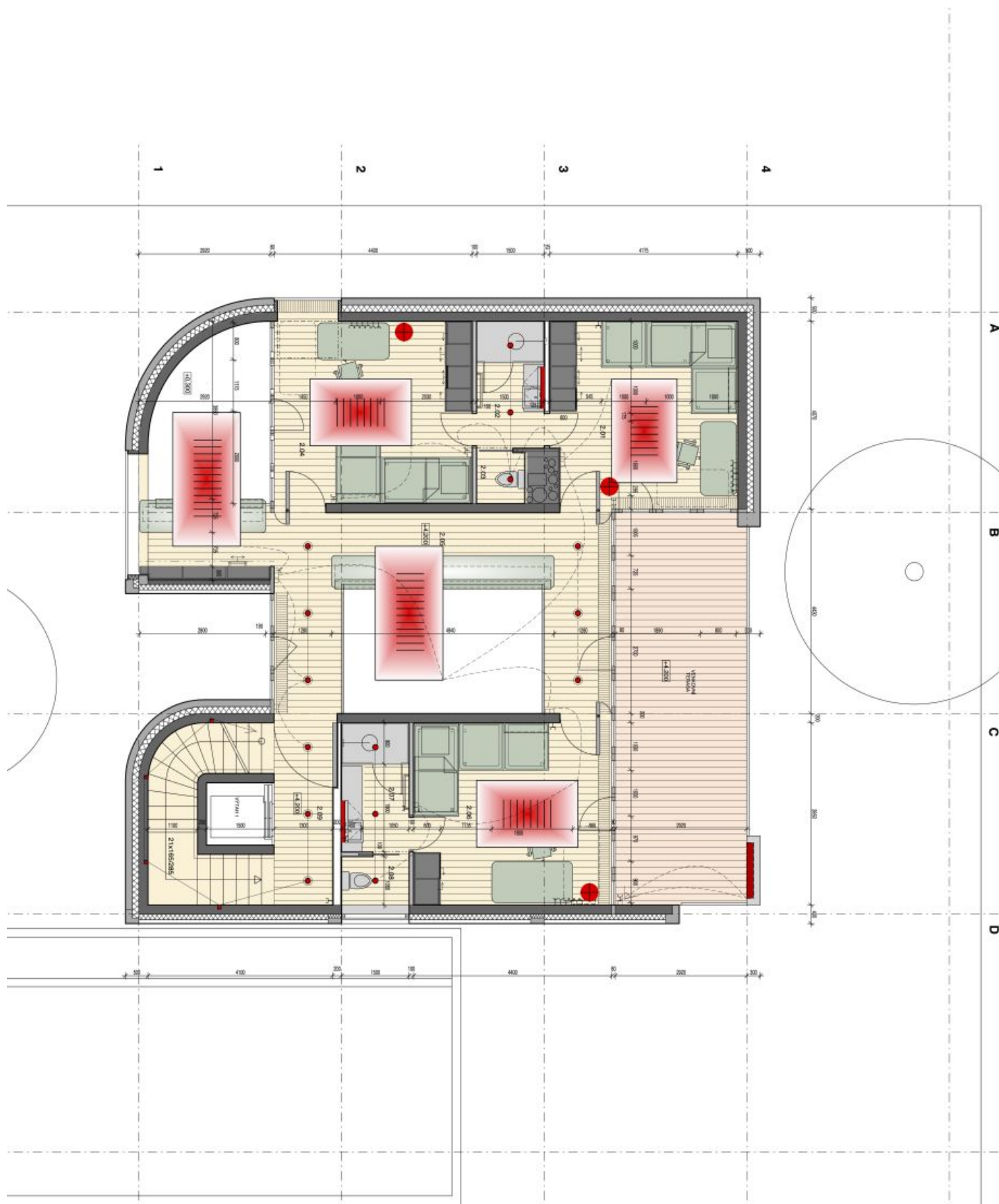




# House Six-bedroom (7+kk)

619 m<sup>2</sup>, Prague 4, Podolí, Procházkova

Ask for price





# House Six-bedroom (7+kk)

619 m<sup>2</sup>, Prague 4, Podolí, Procházkova

Ask for price

