



## House Seven-bedroom (8+kk)

€ 3 704 441 | CZK 93 000 000

418 m<sup>2</sup>, Prague 6, Dejvice, V Šáreckém údolí





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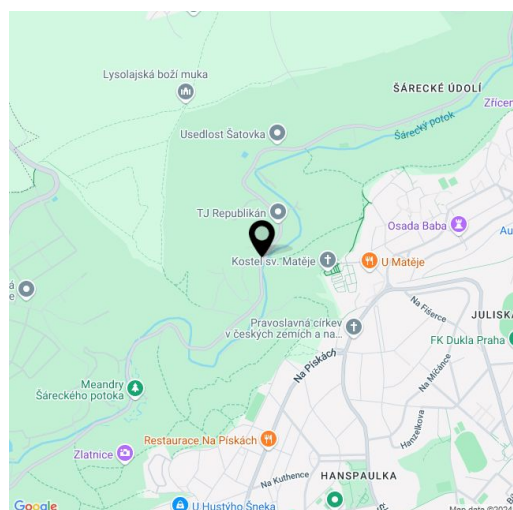
Total area	418 m <sup>2</sup>
Plot	1 299 m <sup>2</sup>
Foot print	227 m <sup>2</sup>
Garden	1 072 m <sup>2</sup>
Floor area	355 m <sup>2</sup>
Parking	Two car garage and parking on the plot
Garage	63 m <sup>2</sup>
Cellar	Yes
PENB	B
Reference number	106296

This unique villa with a swimming pool combining the original building with a modern extension is located on the sunny side of the Šárka Valley, with excellent access to the city center and international schools, including the International School of Prague in Nebušice and Riverside School.

The ground floor of the three-story villa has a **bright living room**, which is followed by a **dining room with an open plan kitchen** with sliding windows leading directly to **the terrace with a pool and access to the garden**. There is also an entrance hall, a study, a toilet, a dressing room, and a separate **pantry**. On the upper floor is a **master bedroom with an en-suite bathroom and walk-in wardrobe**, two spacious bedrooms, a family bathroom, and plenty of storage space. The lower level (at the street level) offers a **guest apartment with a kitchen and bathroom**, as well as a **studio with a separate entrance** from the courtyard, there is also a **fitness room**, a laundry room, a utility room, and a **two-car garage** (63 m<sup>2</sup>).

The facilities includes **wooden floors**, **Josko** wood-aluminum windows with triple glazing (all-wood version on the front facade) and **exterior blinds**, tiles, and wall tiles from the manufacturer **Porcelanosa**, a kitchen unit with built-in high-quality **Miele** appliances, **Catalano** bathroom sanitary ware, **Gessi/Grohe** faucets, brand lights, and custom **built-in furniture**. Fresh air is brought into the house by the **recovery** system, and cooling is provided by **air-conditioning units**; underfloor heating. The building is equipped with a **Stiebel Eltron air-to-water heat pump** located on the roof together with **photovoltaic panels** for electricity production, thanks to which there are low energy costs, and it is secured by an **alarm** and a video intercom. The garden is dominated by a spacious illuminated **terrace made of GARAPA wooden planks** and a **covered heated swimming pool with salt water**, a counter-current system, and dimensions of **3.7\*10 m**. There is also a brick garden semi-detached house on the property, which is currently used as a workshop and warehouse.

The villa is located in an attractive location—the **Šárka Valley**—a nature reserve perfect for beautiful walks or bike rides. The center of Prague is easily accessible - it only takes approximately 15 minutes by car or public transport. There are several restaurants, cafes, and shops nearby. The Prague 6 district is known for its rich civic amenities, **international schools**, health centers, and sports facilities. **Václav Havel Airport** is only a 10-minute drive away. The neighborhood provides an ideal combination of living in nature and comfortable city life.





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Usable area 418 m<sup>2</sup> (of which interior 355 m<sup>2</sup> and garage 63 m<sup>2</sup>), garden 1,072 m<sup>2</sup>, built-up area 227 m<sup>2</sup>, plot 1,299 m<sup>2</sup>.

