



## House Six-bedroom (7+kk)

Sold

527 m<sup>2</sup>, Prague 6, Dejvice





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Plot	895 m <sup>2</sup>
Foot print	188 m <sup>2</sup>
Garden	762 m <sup>2</sup>
Parking	Doublegarage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31826

**Style, elegance, and design hidden on a side street in the prestigious Hanspaulka Prague 6 residential area. The recently completed and expensively reconstructed villa is designed by the renowned Czech designer Ivanka Kowalski. A pool, fireplace, sauna, and gym add a level of luxurious comfort. It also features air conditioning, underfloor heating, and a smart home control system. A traditional residential address with easy access to the center, the airport, and international schools and in close proximity to a nature park.**

The entrance level is located on the raised ground floor, which is designated as an open plan living space with a **fireplace**, kitchen, generous dining room, and terrace, as well as a study. The private zone is spread out over two floors, which include 4 bedrooms with their own bathrooms. On the lower ground floor, there is a **lounge with a bar and a home cinema that opens onto the garden**, a gym, a sauna, a massage room, a utility room, and a double garage.

The interior was designed by Ivanka Kowalski, as is her custom, **in the spirit of minimalism, yet with a warm and cozy feel**. In particular, **natural materials** such as Canadian walnut and travertine were used. The villa is equipped with **high quality Moroso furniture**, pieces by the Italian brands Cassina and Baxter, the German Knoll brand, the Danish Carl Hansen, and **iconic Flos light fixtures. Czech glass craftsmanship is represented by the Dechem brand**. The kitchen is equipped with Miele appliances and is incorporated into the living space so sensitively that it will hardly be noticed. French windows, and glass doors and walls illuminate the interior. The carefully **landscaped southwest-facing garden, lit impressively in the dark**, offers a private seating area and a **counter-current pool**.

The location with many important villas provides **perfect tranquility, clean air, and plenty of greenery**. The metro, tram, and buses (Bořislavka station), a kindergarten and primary school, a supermarket, cafes and restaurants, a pharmacy, a health center, a wellness center, and a post office are all within easy reach. The ISP **International School** in Nebušice and the Global Preschool in the Šárecké údolí valley are also nearby. The surrounding **Šárka Forest** is an ideal location for long walks, bike rides, or cross-country skiing in winter.

Interior 527 m<sup>2</sup>, built-up area 188 m<sup>2</sup>, garden 762 m<sup>2</sup>, plot 950 m<sup>2</sup>.

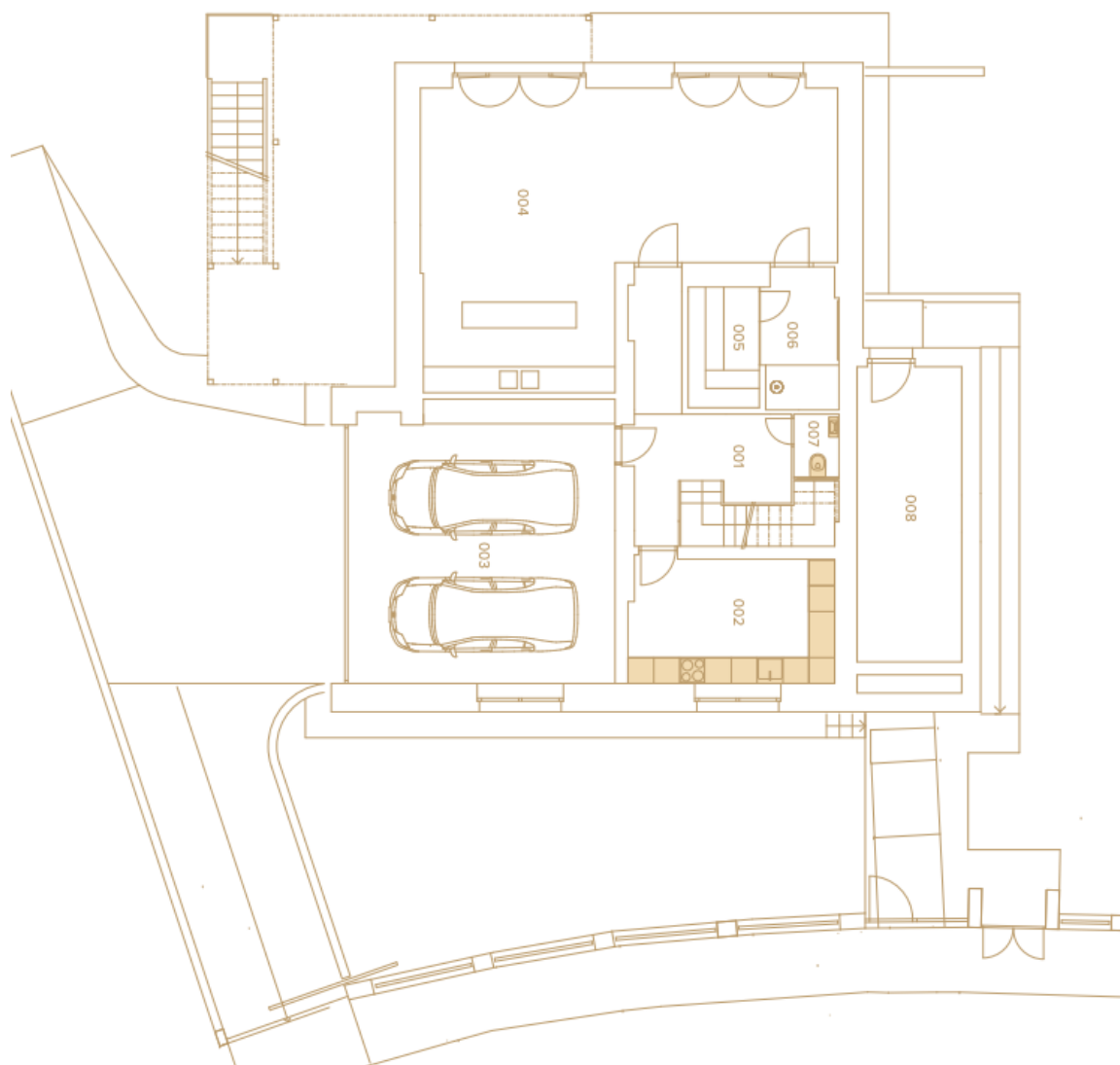
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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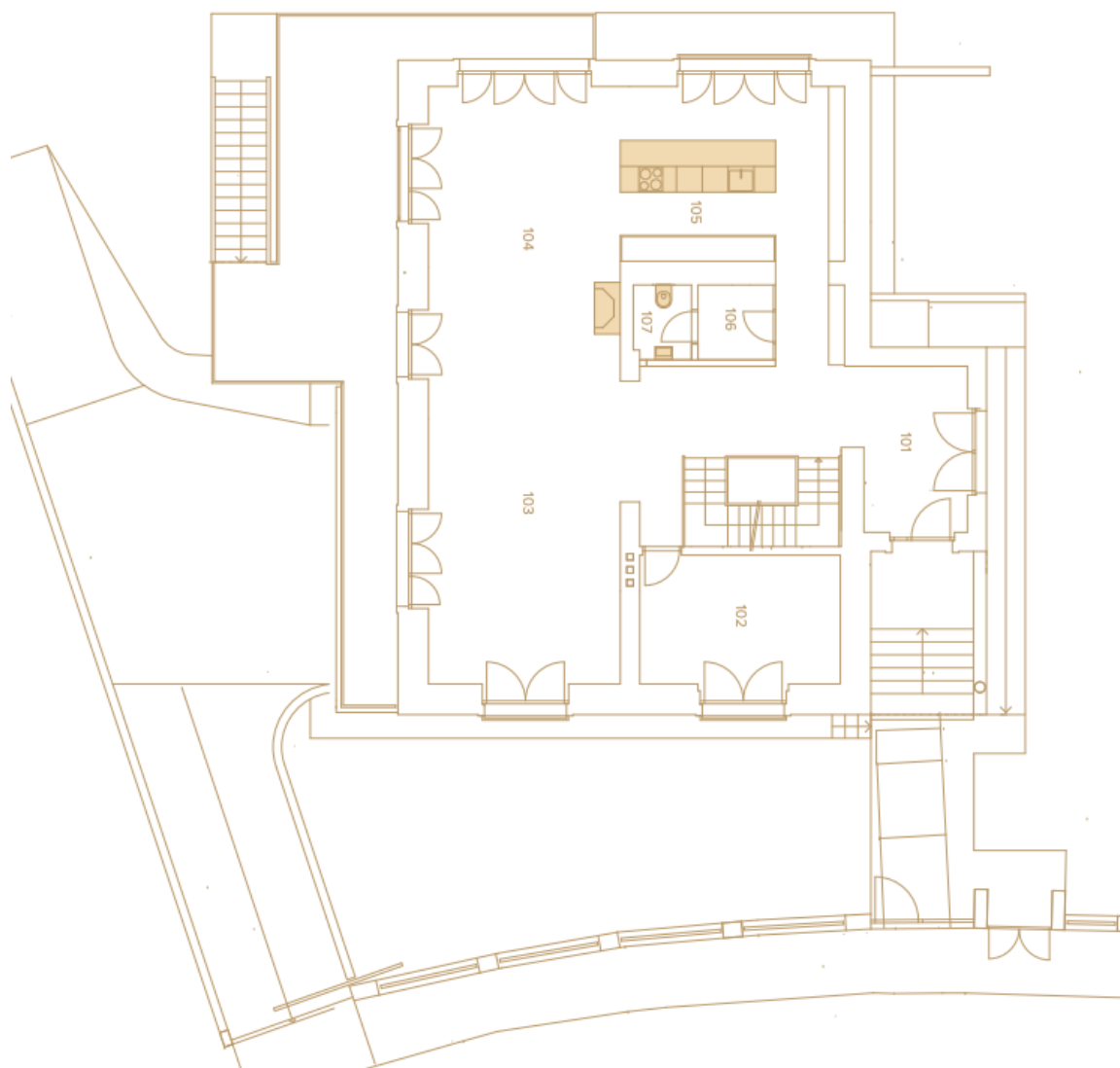




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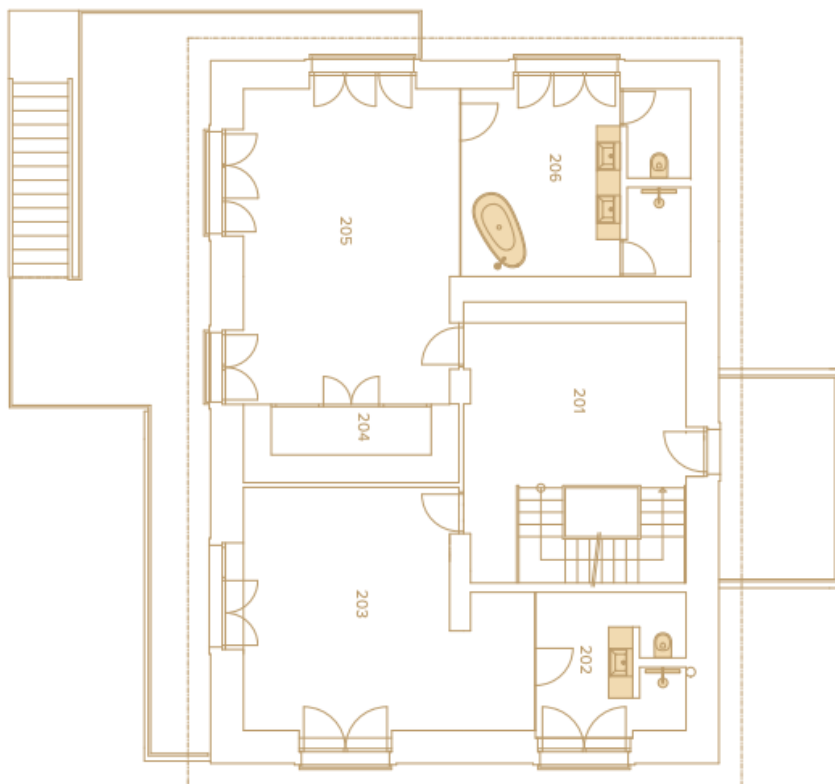




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