



House Four-bedroom (5+kk)

Ask for price

460 m², Prague 6, Dejvice, Pod Meliškou





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Plot	1 067 m²
Foot print	175 m²
Garden	892 m²
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	101150

This elegant spacious villa with an indoor pool, steam sauna, gym, and 3 bathrooms is surrounded by a beautiful large garden in a perfectly quiet private place in Prague 6 in the Šárka Valley.

On the ground floor is a generously designed living space with a kitchen, dining room, relaxation area, and access to a spacious **terrace and garden**, as well as a guest bedroom, a bathroom (with a shower and toilet), an entrance and staircase hall, and a vestibule. Upstairs is a master bedroom with a fitted wardrobe and an en-suite bathroom (hydromassage bathtub, shower, bidet, toilet), 2 other bedrooms with dressing rooms, and a shared bathroom (bathtub, shower, bidet, toilet), and a gallery with a **balcony overlooking the greenery**. The basement with direct access to a south-facing terrace is reserved for a **wellness and fitness zone** with a **swimming pool, steam bath, gym**, shower, and a toilet. In the basement are also 2 storage rooms and a **spacious garage**. In the attic is **space to build another 2 bedrooms and a bathroom**.

Hardwood American walnut wood floors, lacquered wooden doors, a **wood-burning fireplace** in the living room, and historic-style wooden windows create a cozy atmosphere in the interior. There is **underfloor heating** in the bathrooms and the corridor (the heat source is an electric boiler). Facilities include an **intelligent home system** (controlling heating, lighting, outdoor blinds, security, and audio system), a **central vacuum cleaner**, or **Miele** kitchen appliances (dishwasher, steam oven, microwave oven, wine cellar). The garden is maintained by an automatic irrigation system. In addition to the garage, it is possible to park on the lot in front of the house.

The villa is in an exclusive gated area providing absolute privacy and security. The location of the house offers living **in the middle of nature** and at the same time within reach of the civic amenities in Prague 6. Within a short driving distance is the airport and the prestigious international schools of ISP in Nebušice or **Riverside School** in Sedlec. The bus stop that goes to the **Dejvická** metro station is just a few steps away.

Usable area 459 m², built-up area 175 m², garden 892 m², plot 1,067 m².

