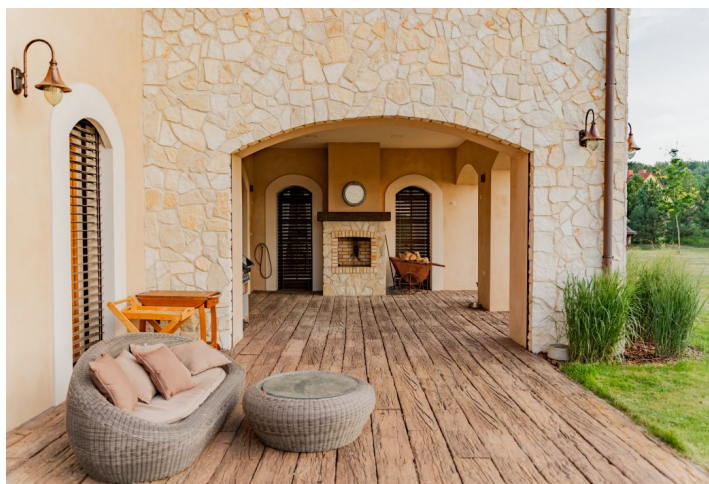




House Six-bedroom (7+kk)

Ask for price

1 055 m², Opava, Slavkov, Otická





House Six-bedroom (7+kk)

1 055 m², Opava, Slavkov, Otická

Ask for price

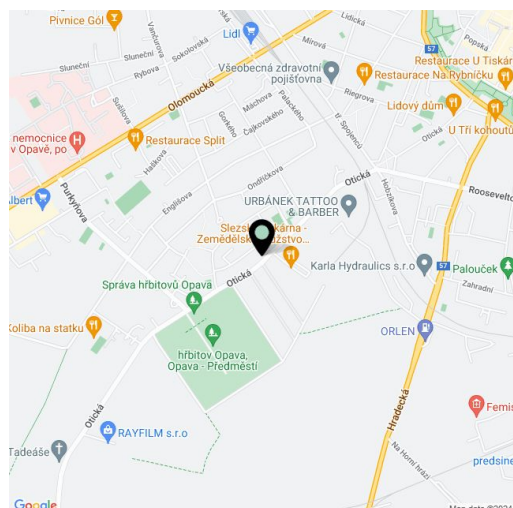
Total area	1 055 m ²
Plot	11 707 m ²
Foot print	644 m ²
Garden	11 063 m ²
Floor area	739 m ²
Terrace	316 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	105531

This stylish country residence is located on a large plot of land on the outskirts of the village of Otice, in the suburbs of Opava. This spacious air-conditioned villa with a wellness area and top-notch security boasts not only a rustic interior, but also superior home technologies.

The ground floor of the house consists of over 200 meters of open space, which includes a living room with access to the terrace, a dining are, and a kitchen with a pantry. The dominant feature of this part of the house is the **double height ceiling** in the dining room and the central staircase and impressive fireplace. A glass wall with sliding doors gives a glimpse into the **spacious pool hall with a hot tub**, adjacent to which is a **steam sauna** and a bathroom. There are three doors under the stairs that allow access to the study with an archive and a **covered terrace**, a bedroom, and another bathroom. The utility area on the ground floor consists of a **double garage** and a 2nd garage for 1 car, a boiler room, a laundry room, a separate toilet, and a foyer with a spacious **walk-in wardrobe**. The upper floor of the villa consists of 2 bedrooms with their own walk-in wardrobes and bathrooms, a loggia, and a large roof terrace with beautiful **views of the surroundings**. The house is surrounded by a large **garden**, on which stands a **Finnish kota** intended for sitting by an open fire and a garden house. The main terrace accessible from the living room is partially covered by an **archway**.

The residence is characterized by huge windows bringing natural light into the generously designed space, exposed **ceiling beams** underscoring the rustic style of the interior, and fireplaces that make the individual living rooms cozy. The ceilings on the ground floor are up to **8 meters high**. The floors are covered with ceramic tiles. The villa is equipped with a **recovery system**, **FUJITSU** air-conditioning units, a **Husky Titan** central vacuum cleaner, and a **kitchen unit** with a **central island**, built-in **AEG** appliances, and a **SAMSUNG** refrigerator. The 7.90 x 3.50 m **salt water pool** can be closed with a slatted cover. The house is secured by a Jablotron system, a **Hikvision** camera system, and security blinds. The extensive garden is maintained by 2 **Husqvarna AUTOMOWER** automatic mowers.

The village of **Otice** is located in the foothills of Nížký Jeseník, bordered by the Hvozdnice River. A nearby nature trail suitable for daily walks or bike rides is named after it. The village offers basic civic amenities (groceries, school, kindergarten, post office, sports grounds, playground, library, cultural center) and other services are in nearby **Opava**, whose center is less than 5 km away and can be reached by train, bus, or personal transport.





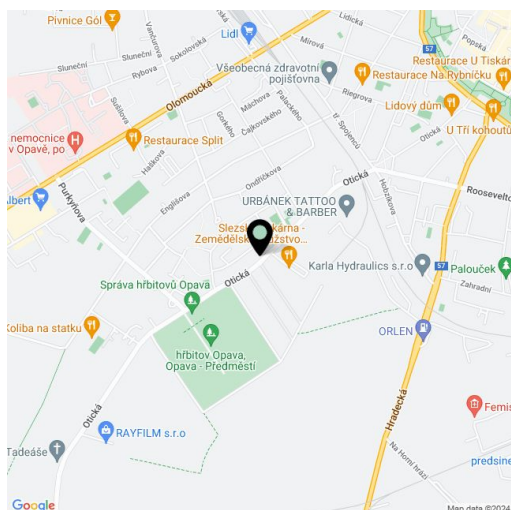
House Six-bedroom (7+kk)

Ask for price

1 055 m², Opava, Slavkov, Otická

Total area	1 055 m ²
Plot	11 707 m ²
Foot print	644 m ²
Garden	11 063 m ²
Floor area	739 m ²
Terrace	316 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	B
Reference number	105531

Floor area 644 m², terraces 316 m²., built-up area 644 m², garden 11,063 m², plot 11,707 m².

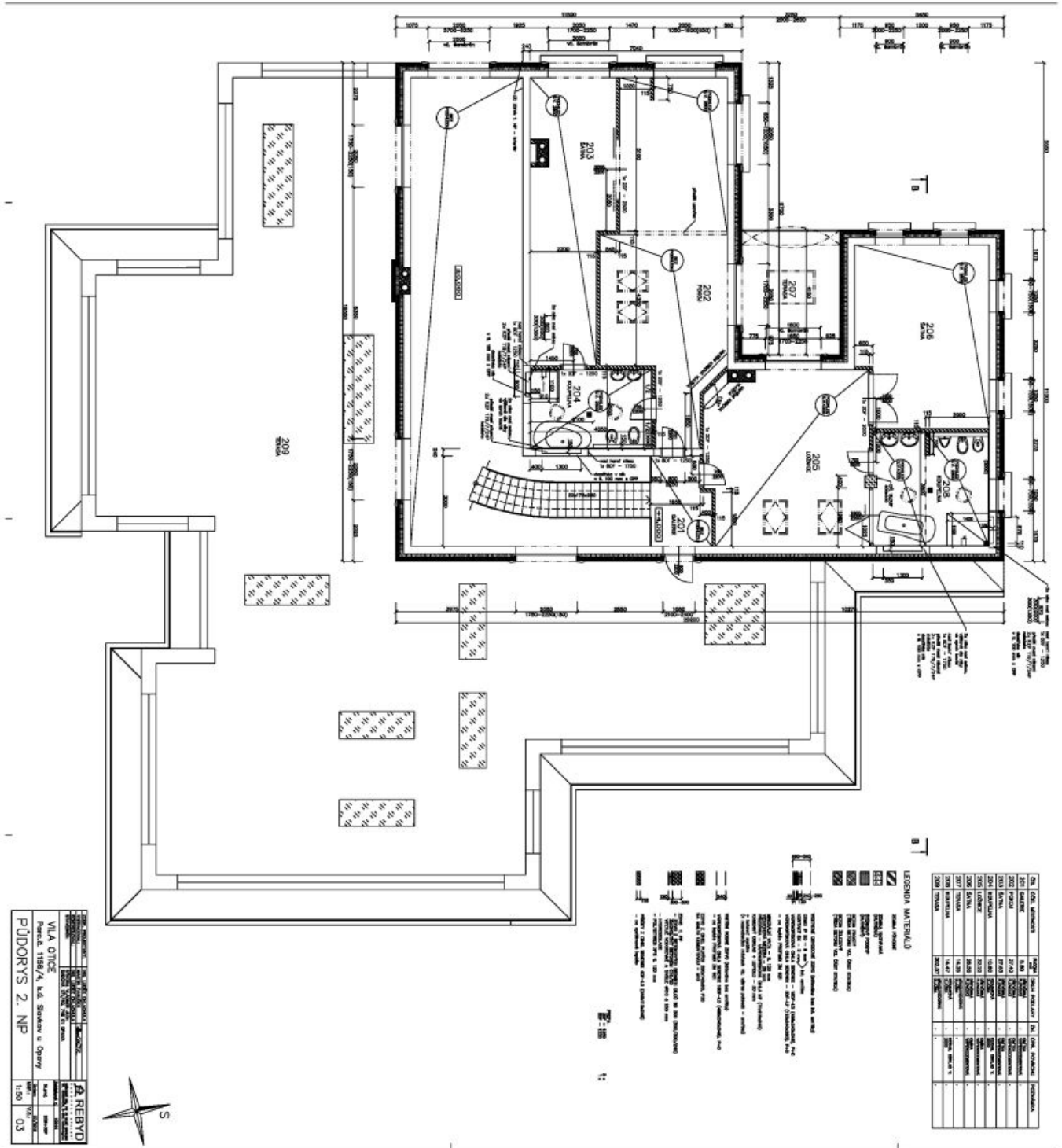




House Six-bedroom (7+kk)

1055 m², Opava, Slavkov, Otická

Ask for price



PŮDORYS 2. NP		1:150	
VILA OTICE		A. REBYD	
Parcela 1158/4 k.ú. Slavkov v Opatovci		1158	
1158		03	

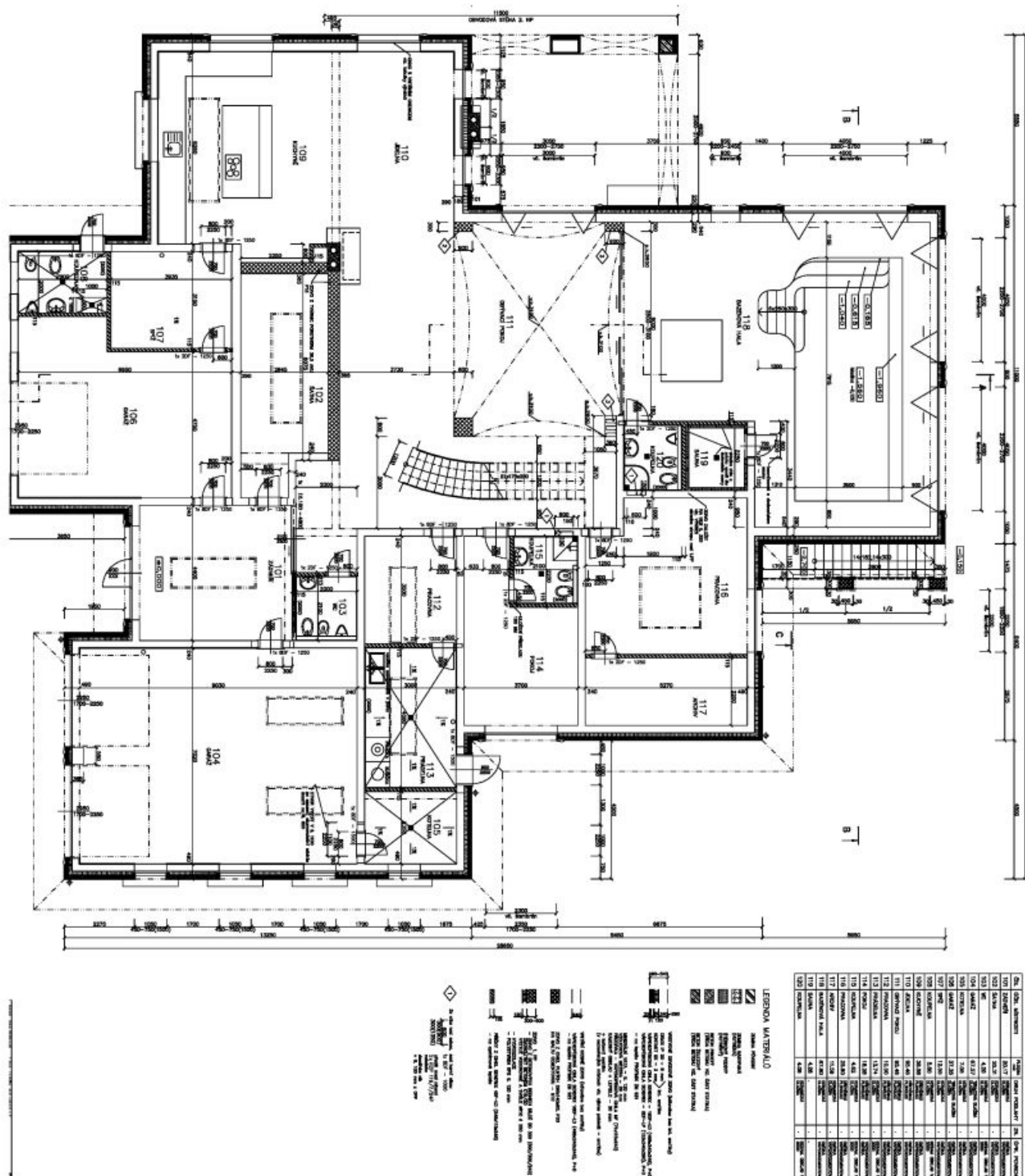




House Six-bedroom (7+kk)

1055 m², Opava, Slavkov, Otická

Ask for price

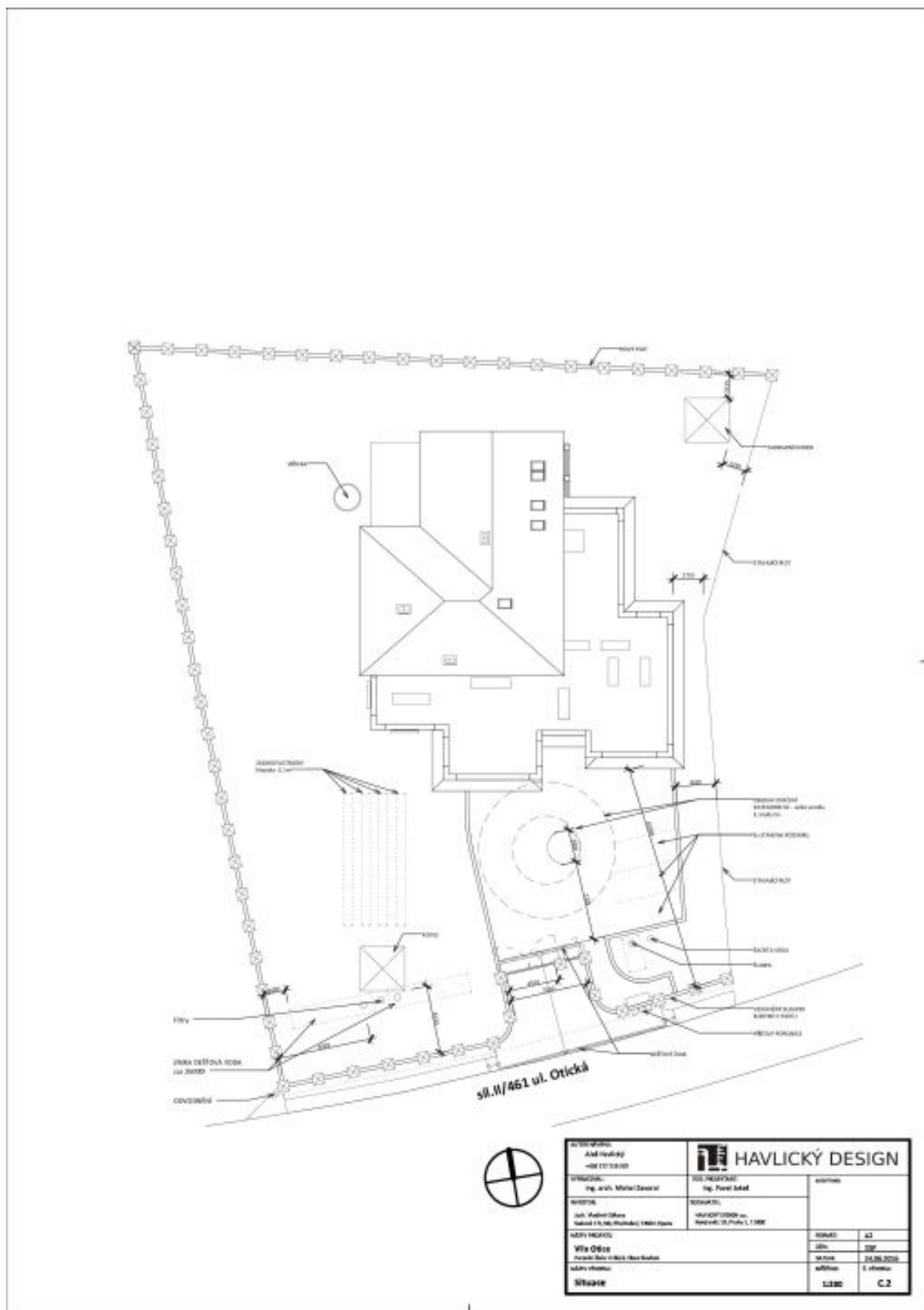




House Six-bedroom (7+kk)

1 055 m², Opava, Slavkov, Otická

Ask for price



Ing. arch. Miloš Čížek Ing. Pavel Janda		HAVLICKÝ DESIGN Ing. Pavel Janda	
W02024 100% - 100% 100% - 100%	100% - 100% 100% - 100%	100% - 100% 100% - 100%	100% - 100% 100% - 100%
Vila Otice 100% - 100% 100% - 100%		100% - 100% 100% - 100%	100% - 100% 100% - 100%
100% - 100% 100% - 100%		100% - 100% 100% - 100%	100% - 100% 100% - 100%