



House Five-bedroom (6+kk)

Ask for price

897 m², Prague 4, Kamýk





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Total area	897 m ²
Plot	691 m ²
Foot print	344 m ²
Garden	347 m ²
Floor area	762 m ²
Balcony	8 m ²
Terrace	127 m ²
Parking	2 garages (in total 4 garage parking spaces)
Garage	Yes
Cellar	-
PENB	G
Reference number	105629

An architectural experience, maximum comfort, and complete privacy are offered by this unique family villa located in the peaceful, secure neighborhood of Kamýk, near parks, forests, bike paths, and a golf course. The house features 5 bedrooms, 4 bathrooms, and a spacious wellness area with a pool, sauna, and gym. Situated on a corner plot, surrounded by a 2.5-meter-high wall adorned with richly maintained vegetation and mature trees.

On the ground floor of the modern four-story villa, there is a spacious living room with double-height ceilings, an open dining area, a kitchen with access to a 68 m² terrace, a prep kitchen, a guest bedroom, a bathroom, a gallery with a library, and an entrance hall. The first floor features 3 bedrooms, one of which has a balcony, and 2 bathrooms. The attic includes a bedroom, a kitchenette, a bathroom, and 2 terraces with views of the garden and the surrounding area. The generously designed wellness area, providing relaxation and comfort for up to 30 people, is located on the first basement level. This area comprises a 270 m² relaxation zone with a pool, sauna, cooling pool, fitness area, and a fully equipped bar room with a long counter and kitchenette. Facilities include a shower, toilet, utility room, and storage spaces.

Partial renovation of the house was completed in December 2023. Copper roofs cover the 72 cm thick walls, and the entire residential part of the house features marble floors. The kitchens, bathrooms, lighting, and other equipment are of premium foreign quality or custom-made for the current owner. The property is fully wheelchair accessible with a personal elevator servicing all floors, although the floors are also connected by 2 staircases. Heated passage garages with large windows for 3 SUV cars are complemented by 1 parking space in front of the garage and 3 more spaces on the plot, which is accessible from Cholupická and Krhanická streets. A staircase from the main terrace leads to an enclosed storage space, which can also be converted into a wine cellar. The house is protected by a security system.

The Kamýk district boasts comprehensive amenities including an international British school, kindergartens, a high school, shopping centers, a post office, IKEM, and a hospital, sports facilities, bike paths, and an ECO swimming pool. Numerous bus stops in the vicinity offer connections to Kačerov, Smíchovské nádraží, and Želivského, and the construction of the D line metro is underway about 500 meters from the property. The nearby access to the City Ring and Prague Ring roads, as well as the easy route to the city center, are also advantages.

Usable area approx. 897 m², of which floor area approx. 762 m², terraces 127 m² and balcony 8 m²; built-up area and courtyard



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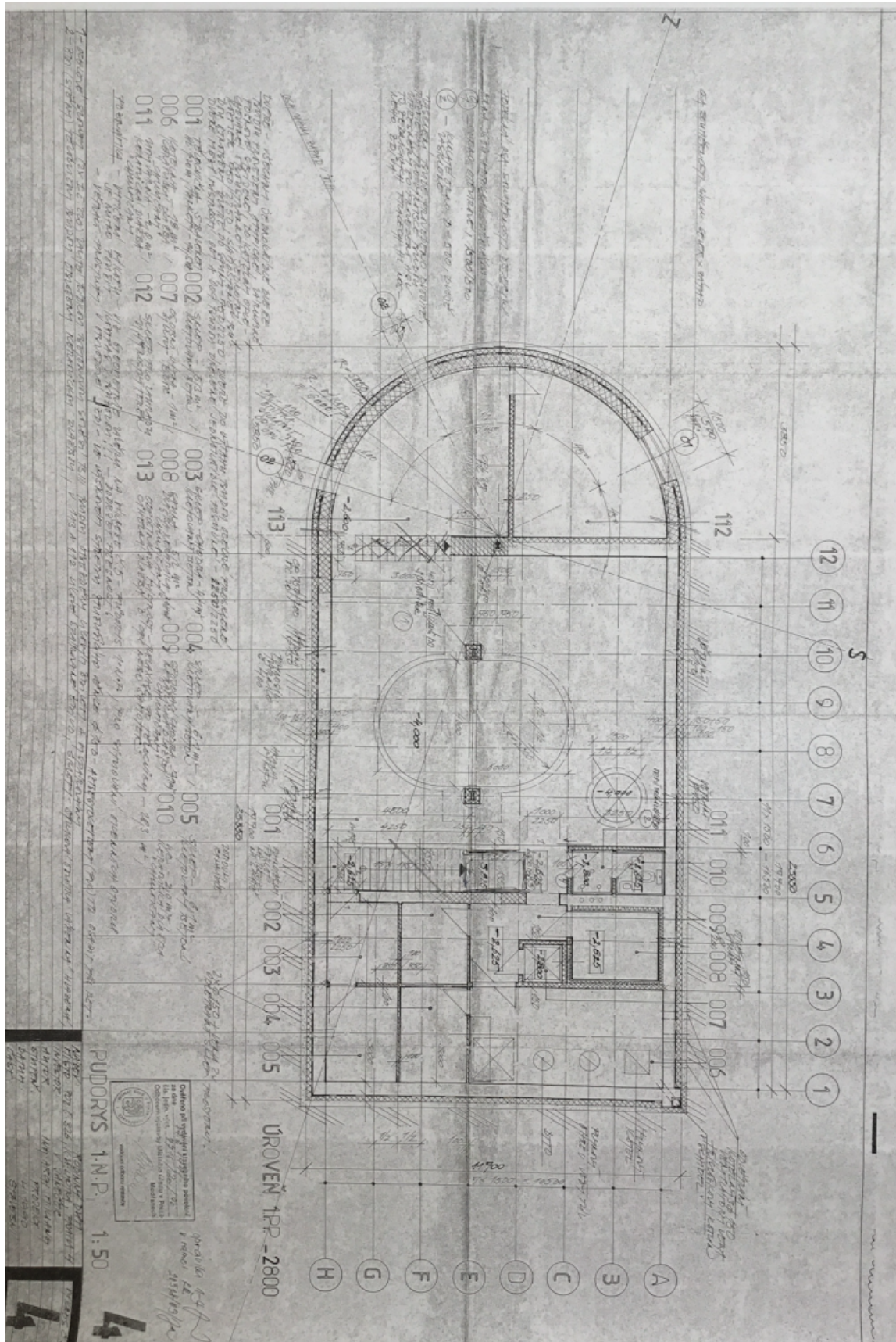
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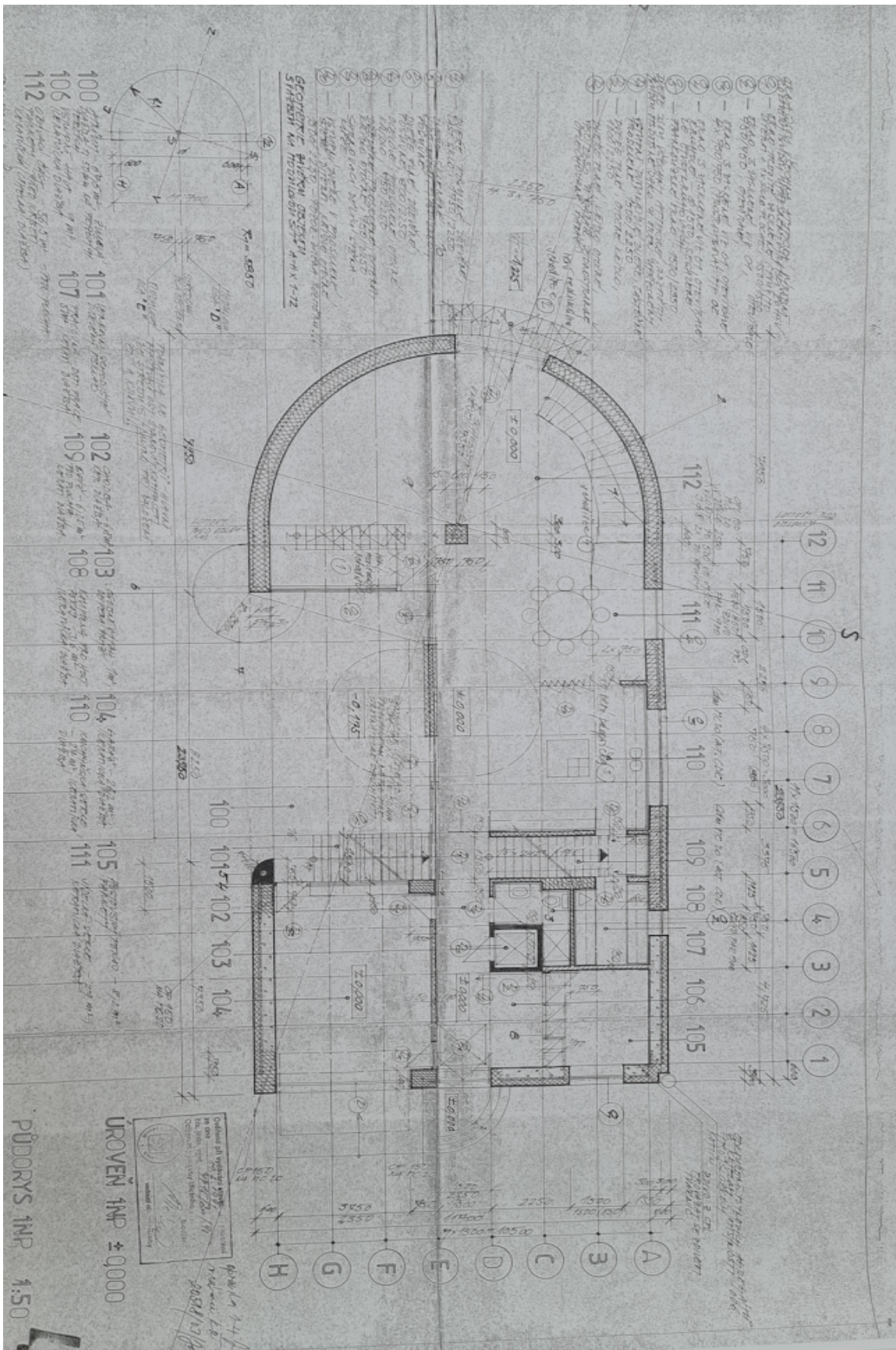




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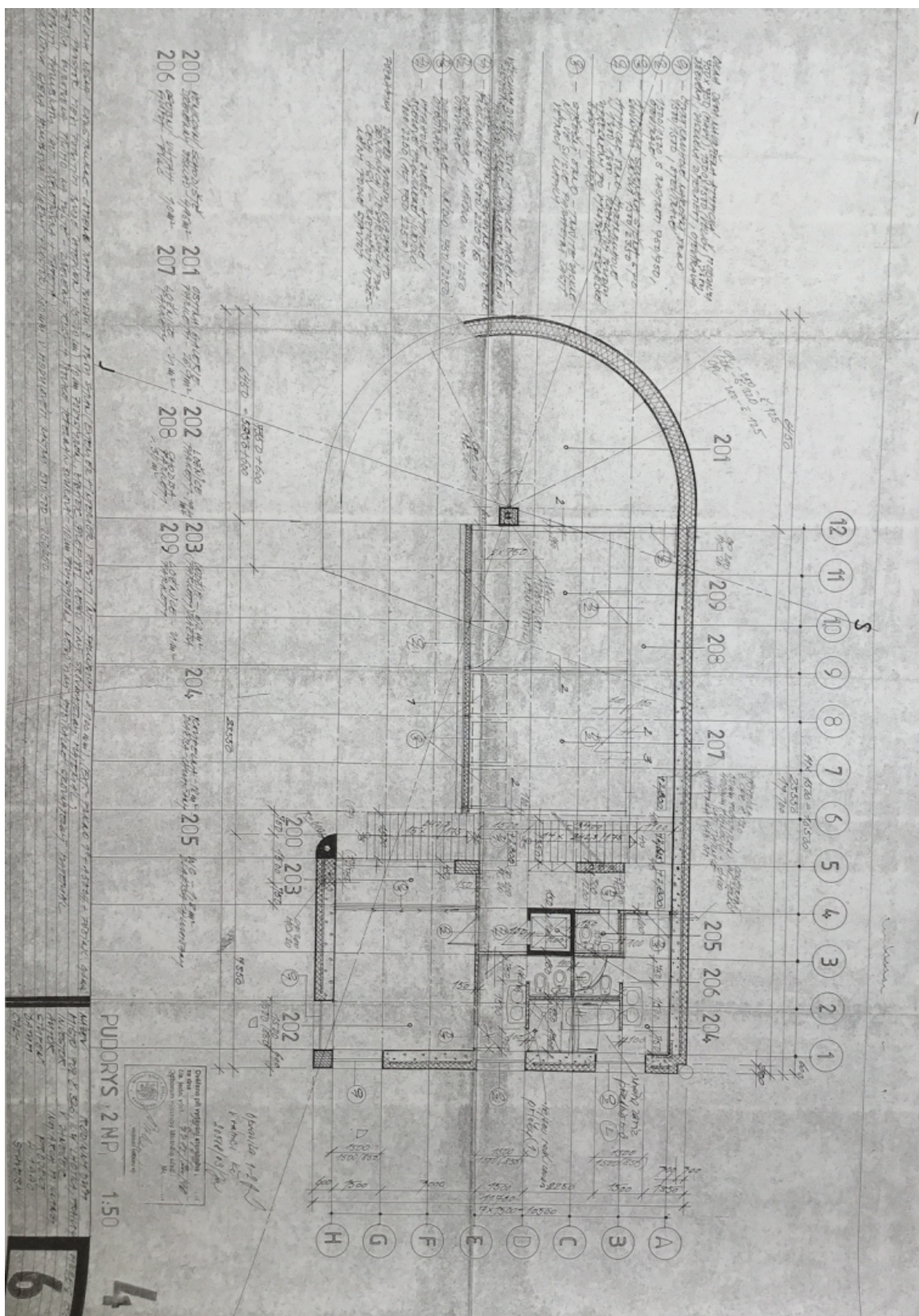




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