



## House Five-bedroom (6+1)

Sold

770 m<sup>2</sup>, Praha-západ, Dobříchovice, Na Vyhlídce





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Total area	770 m <sup>2</sup>
Plot	5 232 m <sup>2</sup>
Foot print	589 m <sup>2</sup>
Garden	4 643 m <sup>2</sup>
Floor area	738 m <sup>2</sup>
Balcony	32 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	18233

**Passive villa in the spirit of timeless Functionalist design with a pool and spectacular views of the Berounka Valley, located in a residential area and set on a large plot with mature trees. The house is situated in the quiet village of Dobřichovice, a popular residential and recreational location near Prague.**

This newly built low-energy L-shaped villa was designed by renowned architect Ivan Kraus. The villa is situated on the northern edge of a steep slope above the Berounka River and is offered in the state before completion of the final surfaces (floors, bathroom and kitchen ready to be done according to the client).

The villa offers a large, spatially articulated living area ongoing into a garden on the south side. The large balcony on the other side of the living space, ideal for enjoying the romantic landscape is surrounded by tall trees and is the perfect place to watch summer sunsets over the hills and above the river.

The current layout of the first floor is further comprised of the main entrance hall (access also through the garage), a separate kitchen with a view to the spacious dining room, pantry, large study with a view to the northern slope, master bedroom interconnected with dressing room and bathroom, and a hall with a **heated swimming pool (9.5 x 13.5 m)**.

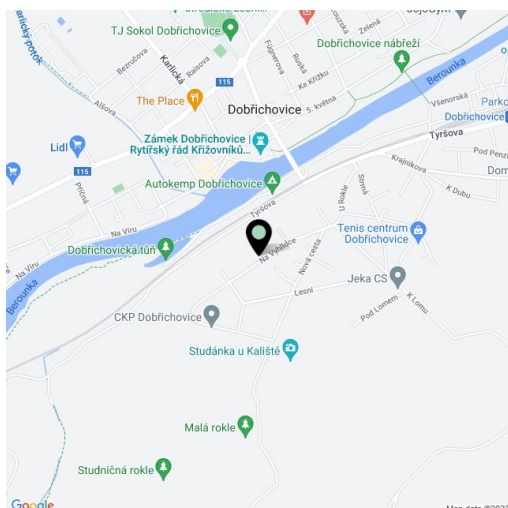
The basement can be used as a separate housing unit with 2 bedrooms and a bathroom. There is also space for a playroom/lounge, wine cellar (built into the hillside to maintain the same temperature) and a utility room. The house has a **garage for 3 cars**.

The villa has a high standard of building structures and modern technical equipment of high quality. The house was built with solid limestone and sandstone blocks. The exterior walls are insulated with 30 cm thermal insulation, while the wooden roof with 50cm of blown cellulose maintains a pleasant climate during hot days. The interior includes wooden windows with triple glazing. The building's energy rating is "A".

Vast land that forms a flat area on the south side is suitable for construction of an outdoor swimming pool and creation of ornamental gardens. On the north side there is a fenced private forest with deciduous trees.

The villa is situated in a residential area near the Berounka River with most public amenities nearby. Distance to the city center - about 25 minutes by car.

Interior 738 m<sup>2</sup>, built-up area 589 m<sup>2</sup>, garden 4,643 m<sup>2</sup>, plot 5,232 m<sup>2</sup>, pool hall 93 m<sup>2</sup>. Photos of the house accompanied by visualisations of the

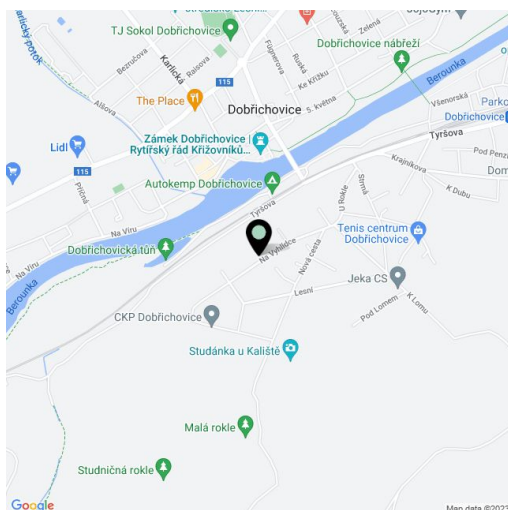




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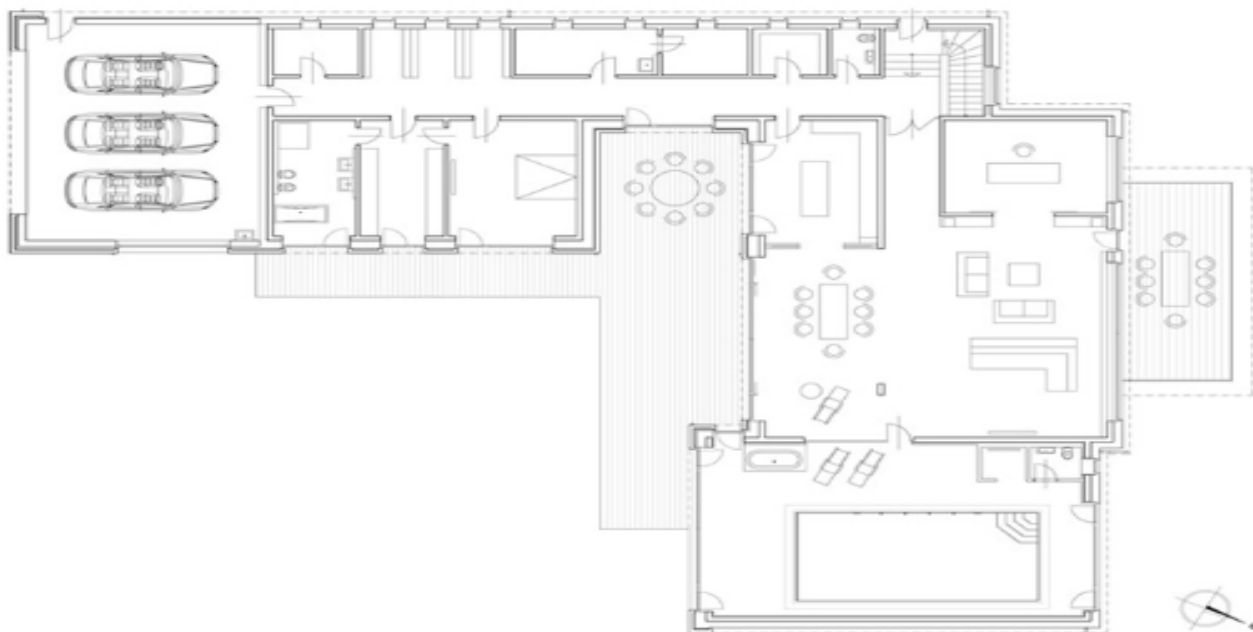




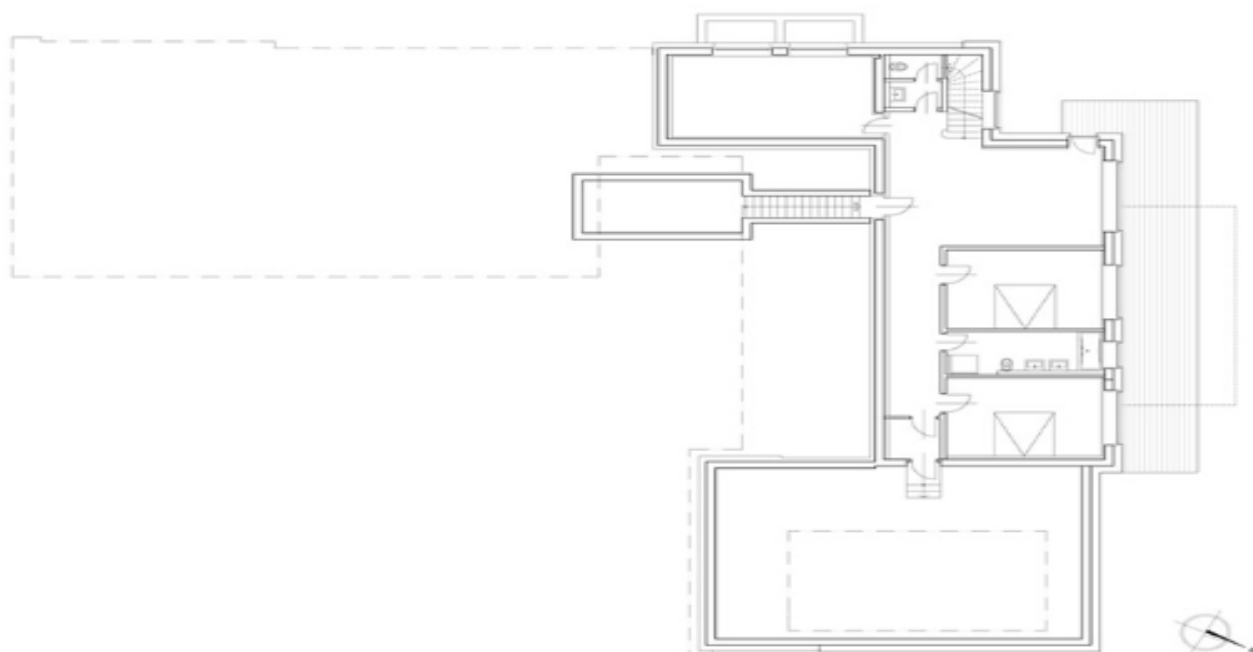
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PŮDORYS VSTUPNÍHO PODLAŽÍ



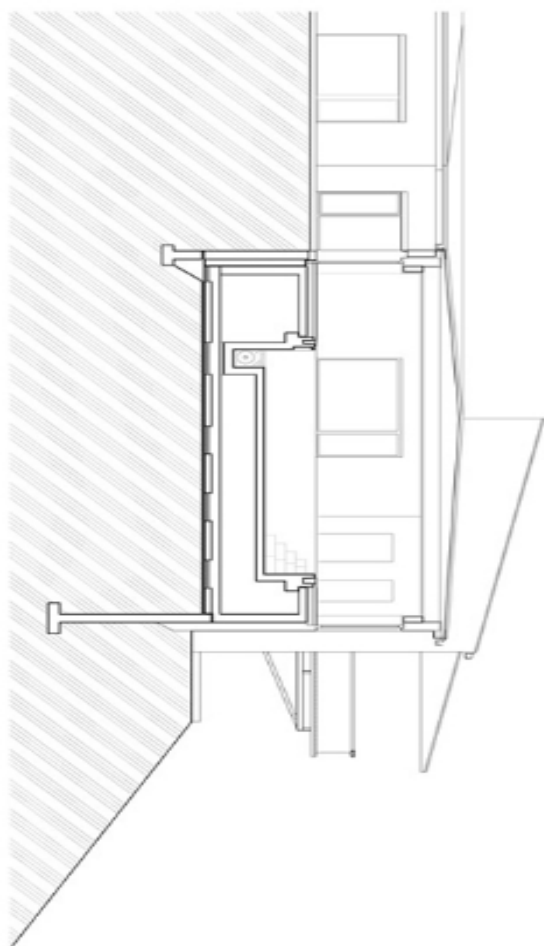
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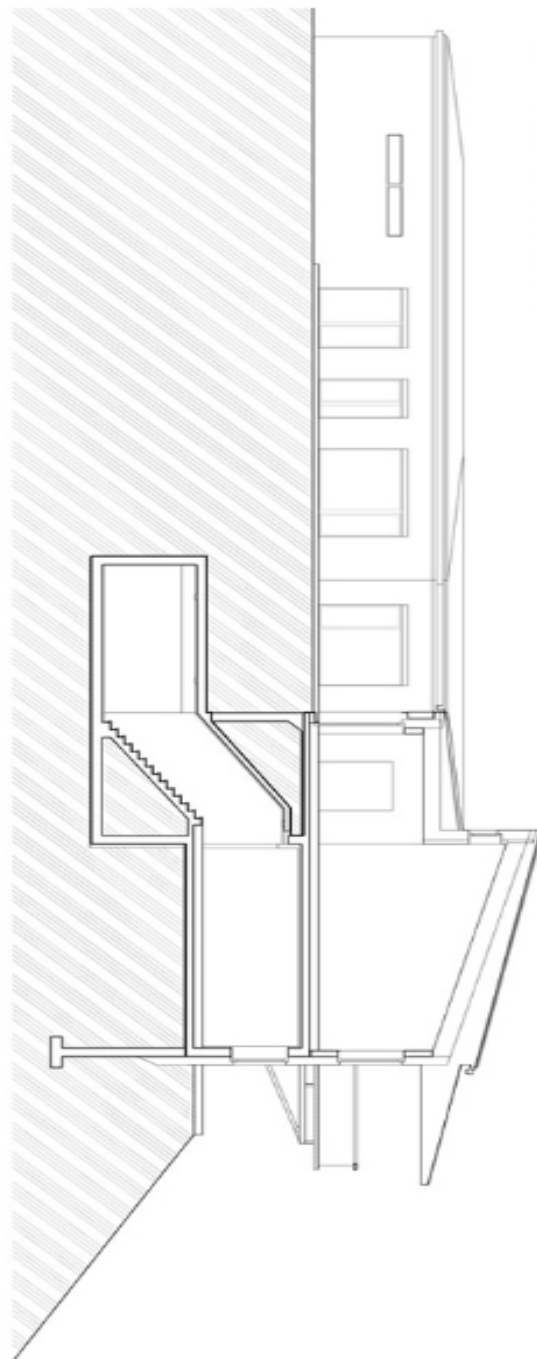
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ŘEZ BAZÉNOVOU HALOU



ŘEZ OBYTNÝM PROSTOREM