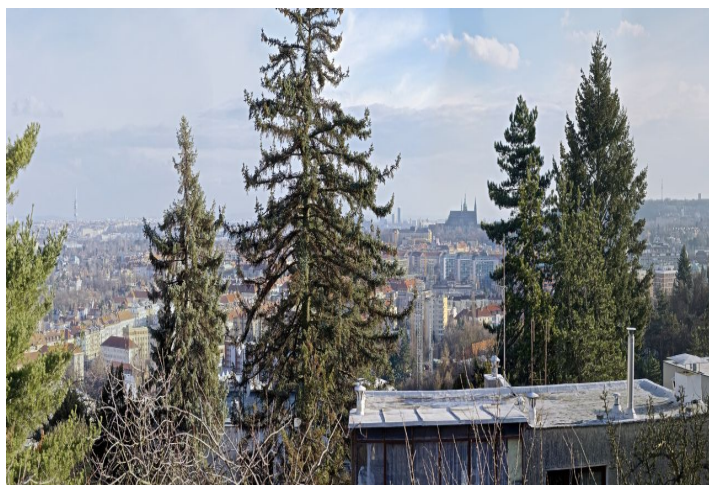
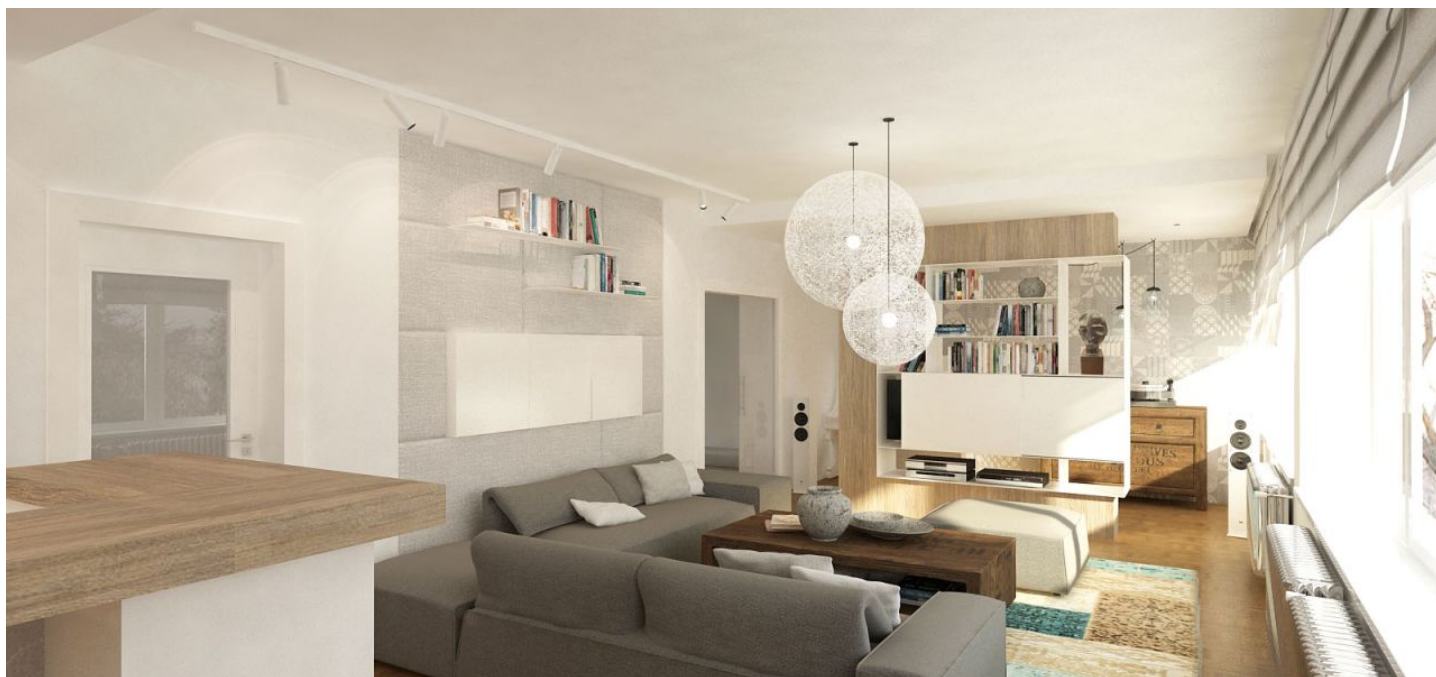




House Seven-bedroom (8+1)

Sold

426 m², Praha 6, Dejvice, Na Ostrohu





House Seven-bedroom (8+1)

Sold426 m², Praha 6, Dejvice, Na Ostrohu

Total area	426 m ²
Plot	777 m ²
Foot print	170 m ²
Garden	607 m ²
Floor area	331 m ²
Terrace	95 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	21962

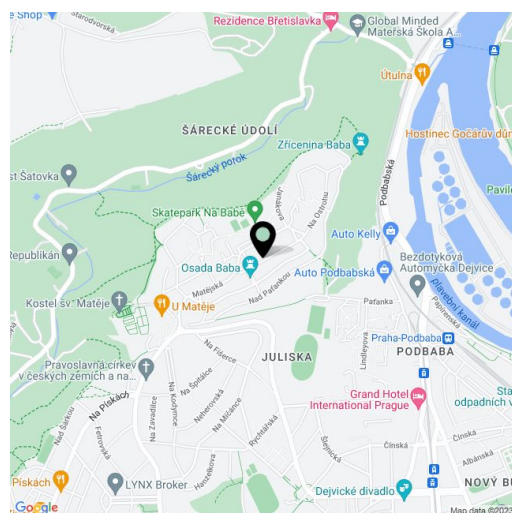
First Republic Functionalist villa undergoing a complete sensitive renovation boasting magnificent views of Prague Castle. The villa was constructed according to the design of famous architect Ladislav Žák. Situated in one of the most prestigious residential neighborhoods, Hanspaulka – Baba, the house with surrounding buildings forms a remarkable complex of detached, staggered spaced villas, which is unique in the Czech Republic. End of the reconstruction is scheduled for July 2016.

The house consists of 4 floors. The layout of the partially sunk ground floor offers 4 bedrooms, 2 bathrooms (one with bathtub and toilet, one with shower), separate toilet, walk-in closet, utility room and storage room; from the hall opposite the staircase you can enter the protected, intimate garden with mature greenery. The 1st street level floor of the house consists of a sunny living room with kitchen and dining area, very bright workroom, separate toilet, cloakroom, workshop, and a room for housework. On the 2nd floor there is a master bedroom with en-suite walk-in wardrobe and bathroom (shower, toilet, bidet), guest room and a shared bathroom with shower and toilet. Both bedrooms have access to the **terrace and conservatory with a beautiful, direct view of the Prague Castle.** On the last, 3rd floor you can find an indoor bar opening to covered seating and a **rooftop terrace, also with stunning views.**

The villa is equipped with **air recuperation throughout**, wood floors, designer tiles, **glass walls and railings**, new wooden windows with safety triple glazing, quality bathroom fixtures by Italian brands, Deltalight and DCW designer lighting including LED lights in suspended ceilings, on the facade of the house and in the garden, security and fire alarm systems, **CCTV**, heat pump, radiators and underfloor heating in the bathrooms, **energy management of the building via network**, small wine cellar etc. The house was insulated using phenolic boards and completely dehumidified. There are new water pipes, sewer system with tank for a rain water, heated rainwater drains and downspouts.

Very attractive and sought after location in a quiet area surrounded by greenery, just 5 minutes on foot from a bus stop. Near a kindergarten, the Kodymka kids club, a restaurant, supermarket and the Juliska sporting center, complete with a playground and tennis court. A great starting point for hiking and cycling trips.

Interior 331.4 m², terraces 94.7 m², footprint 170 m², garden 607 m², plot 777 m².

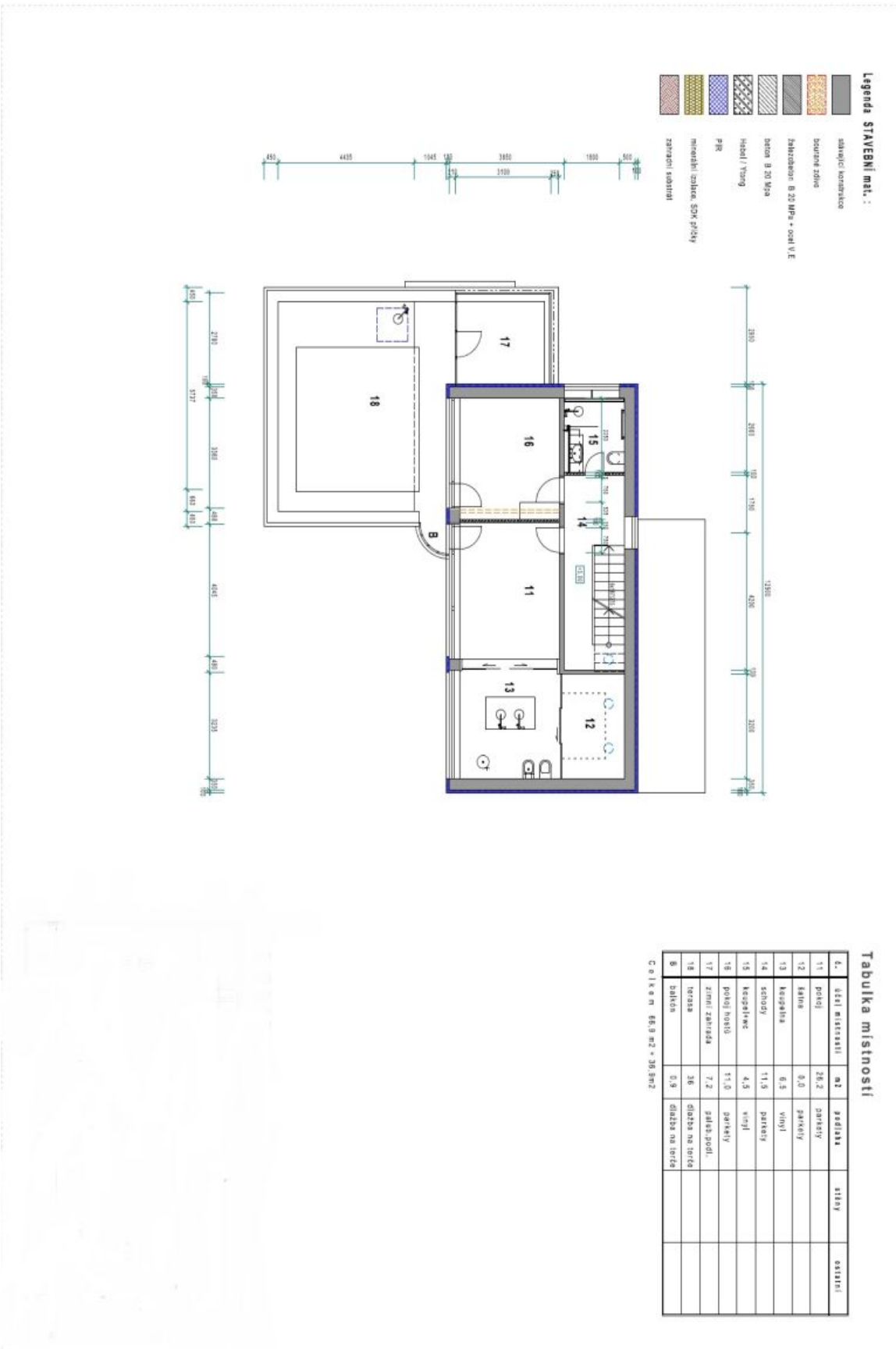




House Seven-bedroom (8+1)

426 m², Praha 6, Dejvice, Na Ostrohu

Sold





House Seven-bedroom (8+1)

426 m², Praha 6, Dejvice, Na Ostrohu

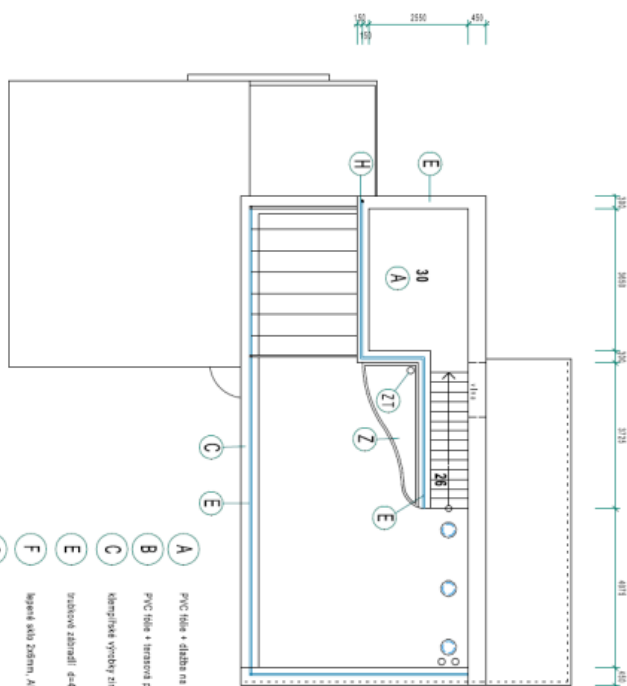
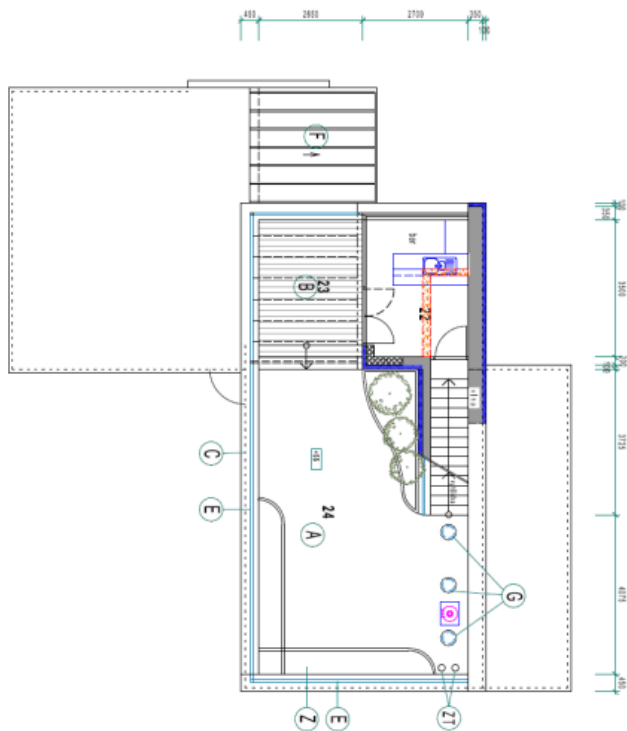
Sold

Tabulka místností

č.	účel místnosti	m ²	podlaha	stěny	strop
21	schody	4,0	dřev. masiv		
22	bar	9,1	gala, plexi		
23	krýdla terasu	13,9	gala, plexi		
24	terasa 2	37,6	gala, plexi / akacia		
26	schody	3,9	gala, plexi		
30	vyhlídka	9,3	gala, plexi		

Legenda STAVEBNÍ mat. :

	stříbrný kamenný obklad
	boroví zdivo
	základní nátěr B 20 MPA + čerstvý V E
	beton B 20 Mpa
	Hvězd / Vinyg
	PIB
	emalová nátěr, SDC plítky
	zářivkové světelné těleso



- A PVC fólie + slatky na terče
- B PVC fólie + terasní prkna
- C keramická výhledy zřizované
- E rubové zdivání -čedičem
- F kámen sítka zdivem, Ak. zasklívací profil
- G Liptavský 310
- H nátěrni a výhledový nátěr
- Z1 proužďka ZT
- Z zářivkové světelné těleso





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