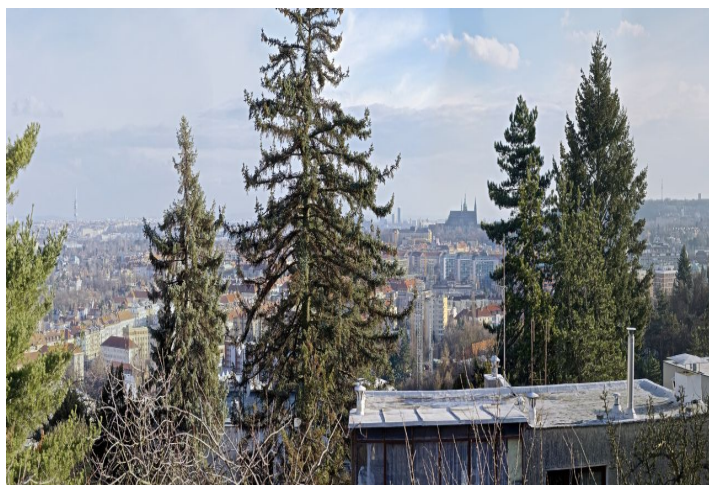
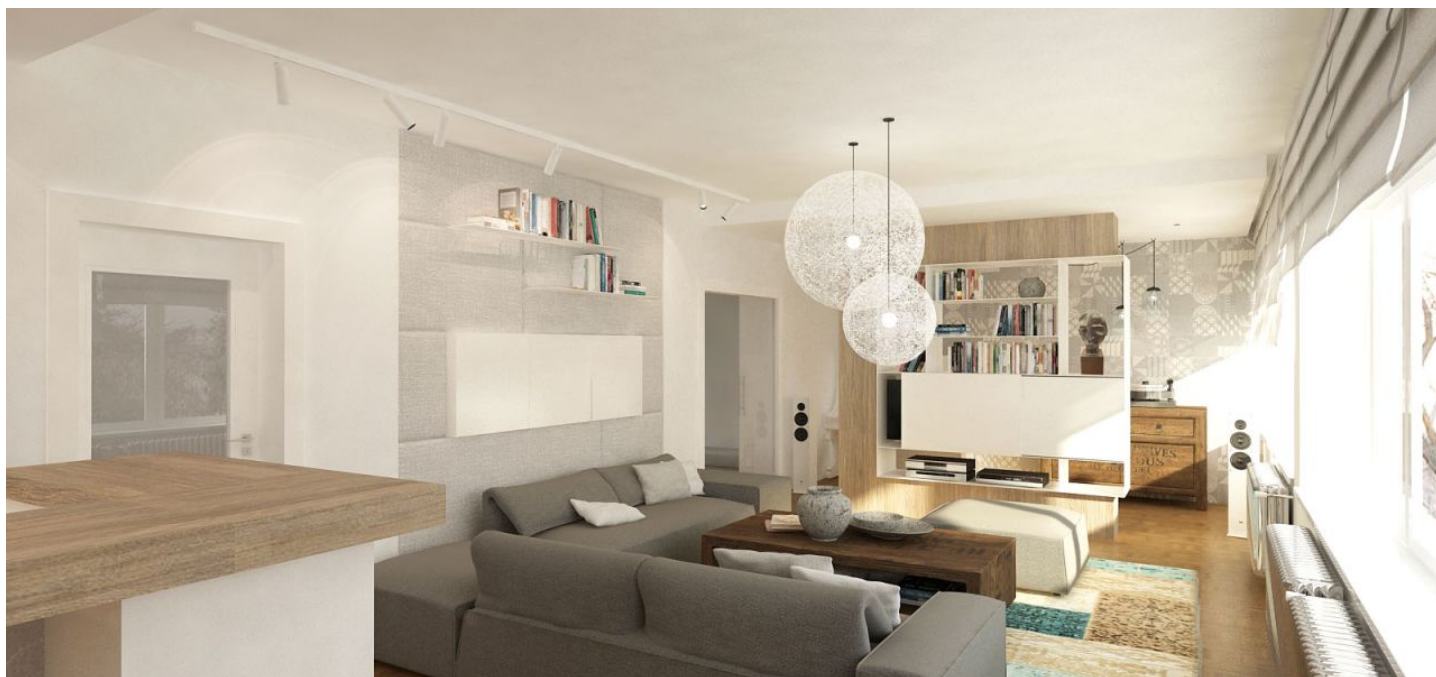




House Seven-bedroom (8+1)

Sold

426 m², Prague 6, Dejvice, Na Ostrohu





House Seven-bedroom (8+1)

Sold426 m², Prague 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

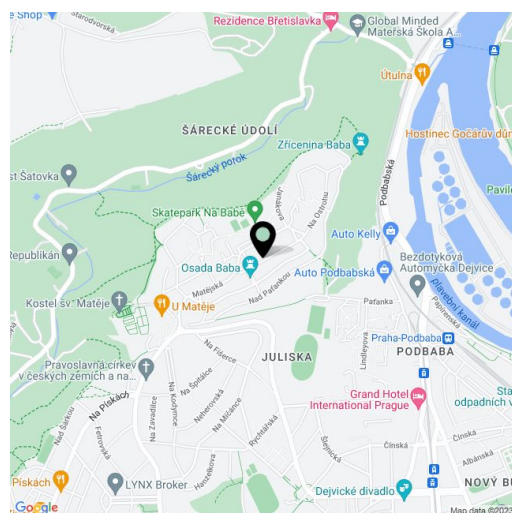
First Republic Functionalist villa undergoing a complete sensitive renovation boasting magnificent views of Prague Castle. The villa was constructed according to the design of famous architect Ladislav Žák. Situated in one of the most prestigious residential neighborhoods, Hanspaulka – Baba, the house 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, Prague 6, Dejvice, Na Ostrohu

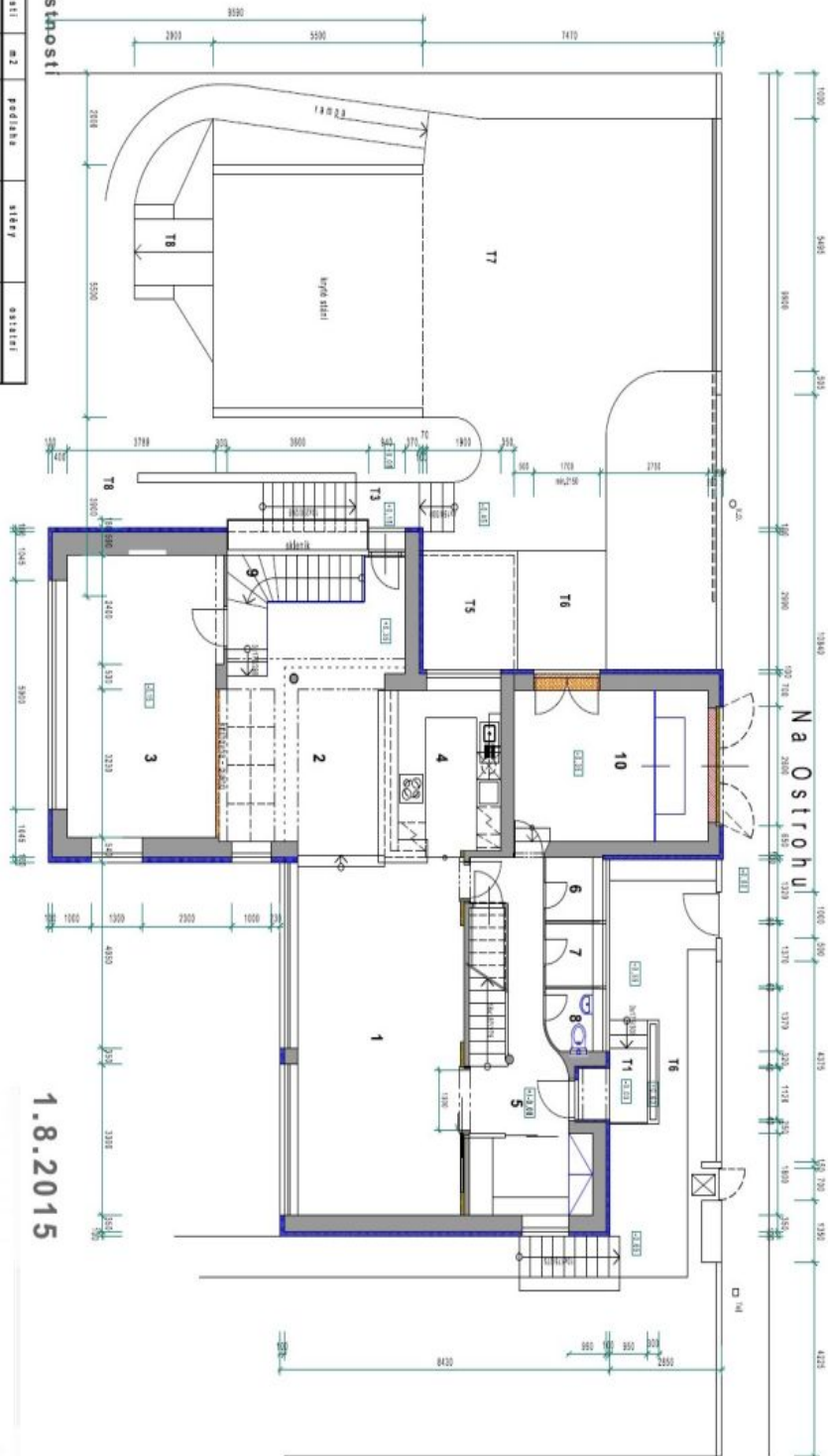
Sold

Tabulka místnosti

č.	část místnosti	m ²	podlaha	stěry	osazení
1	obývací pokoj	23,2	parquet		
2	jídelna	22,7	parquet		
3	pracovna	23,8	parquet		
4	kuchyň	9,8	vinyl		
5	hala vstup.	18,4	parquet		
6	spiz	1,85	ker.dl.		
7	dom.prace+staina	1,85	ker.dl.		
8	wc	1,00	ker.dl.		
9	schody	5,50	dřvo masiv		
10	dřina - pracovna	17,0	ker.dl.		
Ts	vnějši plochy a terasy		beton.dl., žulové kostky		

Legenda STAVĚBNÍ mat. :

	staircase
	brickwork
	wood
	concrete
	stone
	tile
	carpet
	floor
	isolation
	soakaway





House Seven-bedroom (8+1)

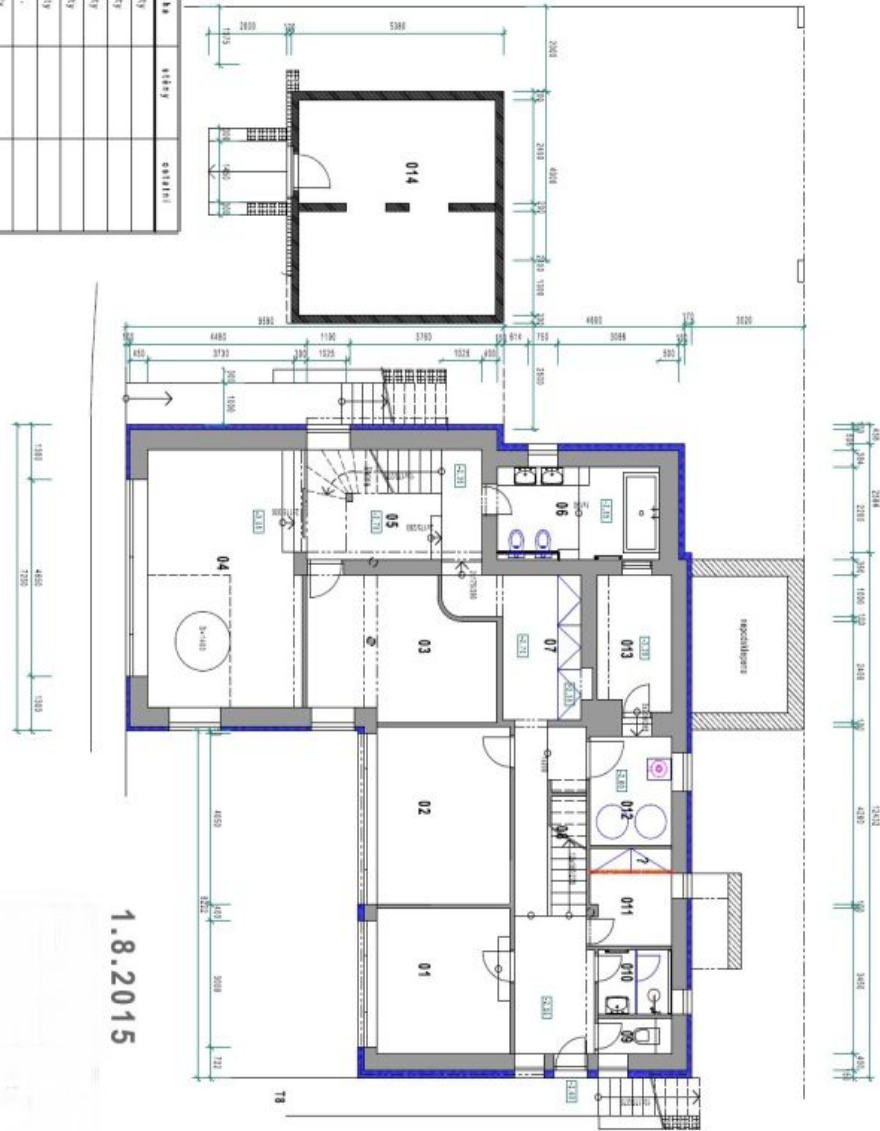
426 m², Prague 6, Dejvice, Na Ostrohu

Sold

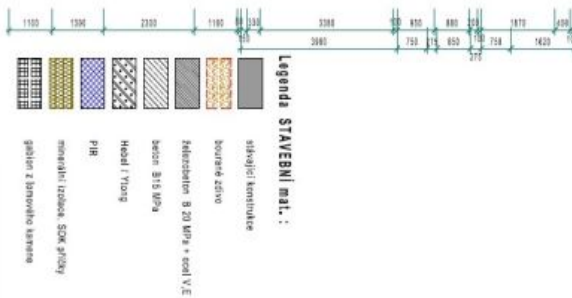
Tabulka místnosti

č.	číslo místnosti	m ²	podlaha	účel	opis
01	garáž	11,7	parter		
02	garáž	14,2	parter		
03	garáž	18,0	parter		
04	garáž	29,9	parter		
05	spalova	12,0	parter		
06	knihovna	9,3	1. n.		
07	ložnice	8,5	parter		
08	chodba	14,6	parter		
09	WC	1,8	1. n.		
010	koupele	2,3	1. n.		
011	spalova	5,3	1. n.		
012	tech. m.	5,7	1. n.		
013	spalova	6,0	1. n.		
014	sklad zahrady	24,8	1. n.		

CELKOVÁ PLOCHA: 130,1 + 24,8 m²



1.8.2015

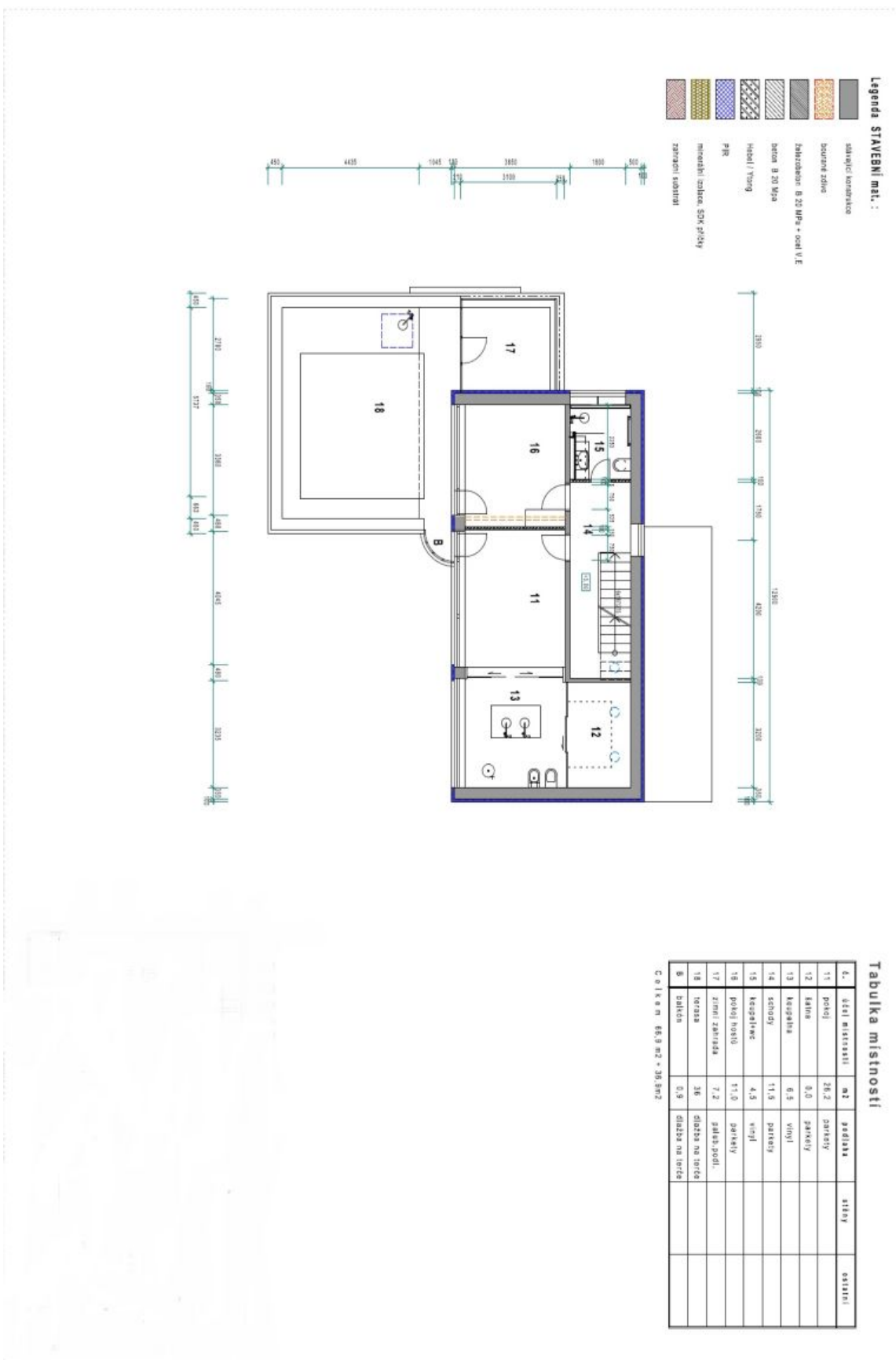




House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold





House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

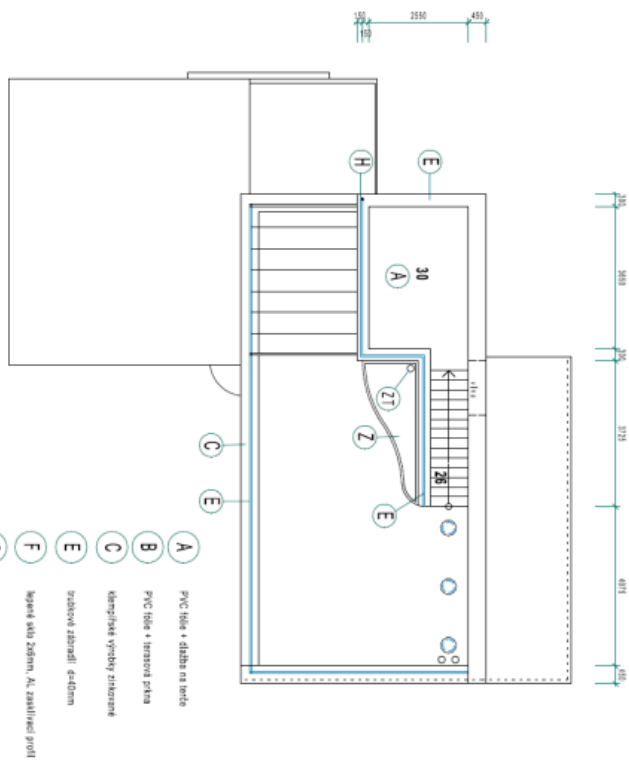
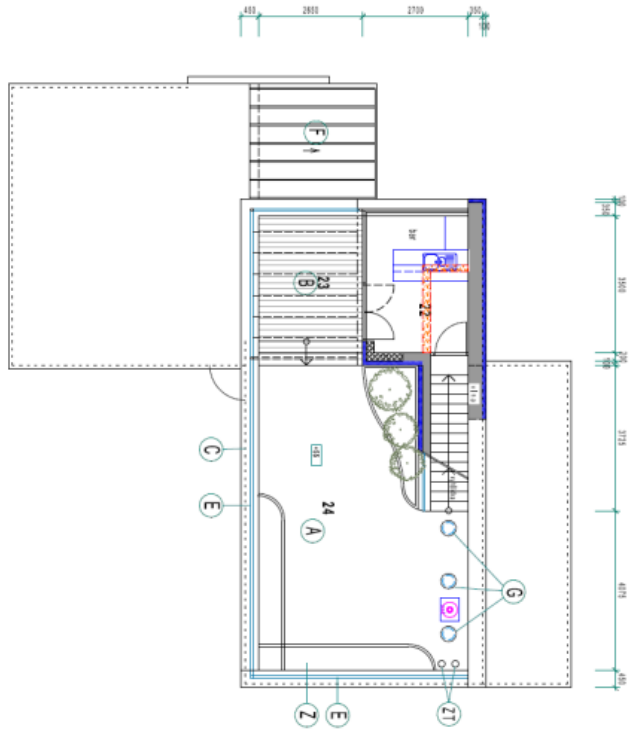
Sold

Tabulka místností

č.	úhel místnosti	m ²	podlaha	stěny	osvětlení
21	schody	4,0	dřev. masiv		
22	bar	9,1	galaš, plovka		
23	krýdla terasu	13,9	galaš, plovka		
24	terasa 2	37,8	galaš, plovka / travka		
26	schody	3,9	galaš, plovka		
30	vyhlídka	9,3	galaš, plovka		

Legenda STAVEBNÍ mat. :

	stříbrný laminát
	borovka zdivo
	žaluziování B 20 MPa + čerň V/E
	beton B 20 MPa
	Hébel / Ytong
	PIR
	emalová lakovka, SDC, plivky
	zdivové sástržka



- A** PVC fólie + slatka na terče
- B** PVC fólie + keramická plovka
- C** keramická výhledy zřizované
- E** rubové zdivání - sástržka
- F** kámen světlá žedina, Al. zasklívací profil
- G** Liptovský 300
- H** ušlechtilý a výhledový rošetr
- ZT** proutěná ZT
- Z** zdivové sástržka



House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold

