



## House Five-bedroom (6+kk)

Sold

346 m<sup>2</sup>, Praha 6, Břevnov, Za Strahovem





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Total area	346 m <sup>2</sup>
Plot	207 m <sup>2</sup>
Garden	70 m <sup>2</sup>
Floor area	310 m <sup>2</sup>
Terrace	36 m <sup>2</sup>
Parking	2 underground garage parking spaces
Garage	Yes
Cellar	Yes
PENB	A
Reference number	22266

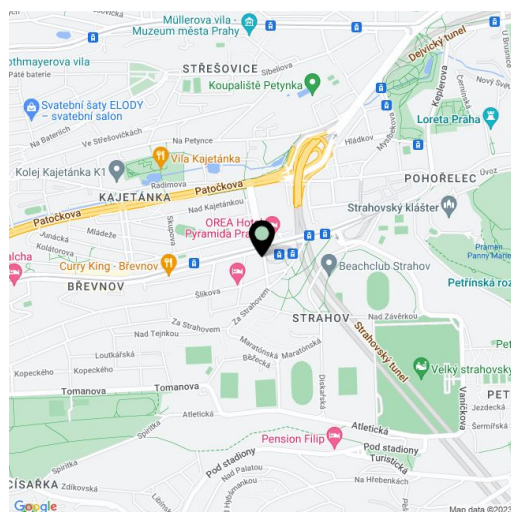
Boasting a roof terrace with stunning views of Prague Castle, this first-class, low-energy family house is a part of the newly emerging Truhlárna project, enviably set in the charming area of old Tejnka. This low-energy family house represents a combination of timeless design, maximum comfort and architecture that respects the unique atmosphere of the location. The historic street facade smoothly complements the modern shape of the glass wall on the southern side, connecting the interior with the lovely private garden and creating an extraordinary architectural concept. Rooftop terrace with panoramic views of Hradčany, lift and parking in the underground garage will satisfy even the highest requirements for contemporary housing. Completion scheduled for Q1/2018.

The house will have four floors, including a basement. The underground level will have a **wellness zone** with preparation for sauna, bathroom and separate toilet, a laundry/utility room, and a storage room. The corridor with staircase leading to the upper floors will provide access to the common underground garage with **2 parking spaces** guaranteed for each house. The dominant feature of the ground floor will be the south-oriented living room with kitchen and large-format windows, walk-through to the terrace, followed by a **garden designed by Fiera landscape architects**. There will also be an entry hall, guest toilet, and a closet. The 1st floor will consist of 3 bedrooms, walk-in closet, 1 en-suite and 1 shared bathroom, separate toilet, and a reading corner in a gallery. The 2nd floor has 2 bedrooms with en-suite bathrooms and access to the roof terrace. The house, designed by successful **under-construction architects**, will be offered for sale in the state of white walls, before the completion of the final surfaces and installing fixtures (flooring, tiles, bathrooms, etc.). **The purchase price includes a complete interior design made by the renowned Jestico + Whiles studio.**

The beautiful location of Tejnka preserves a small but almost intact historic core, centered around the area of the Truhlárna project. The atmospheric setting boasts not only romantic alleyways and green areas, but also affords beautiful views and is in the immediate vicinity of Ladronka Park and the Prague Castle complex. New owners will benefit from a wide selection of services and rich opportunities for relaxation and active recreation, as well as excellent access downtown and to the airport.

The purchase price is not subject to the property transfer tax.

Interior 309,7 m<sup>2</sup>, terraces 35.6 m<sup>2</sup>, garden 70.2 m<sup>2</sup>, share on the plot 206.7 m<sup>2</sup>.





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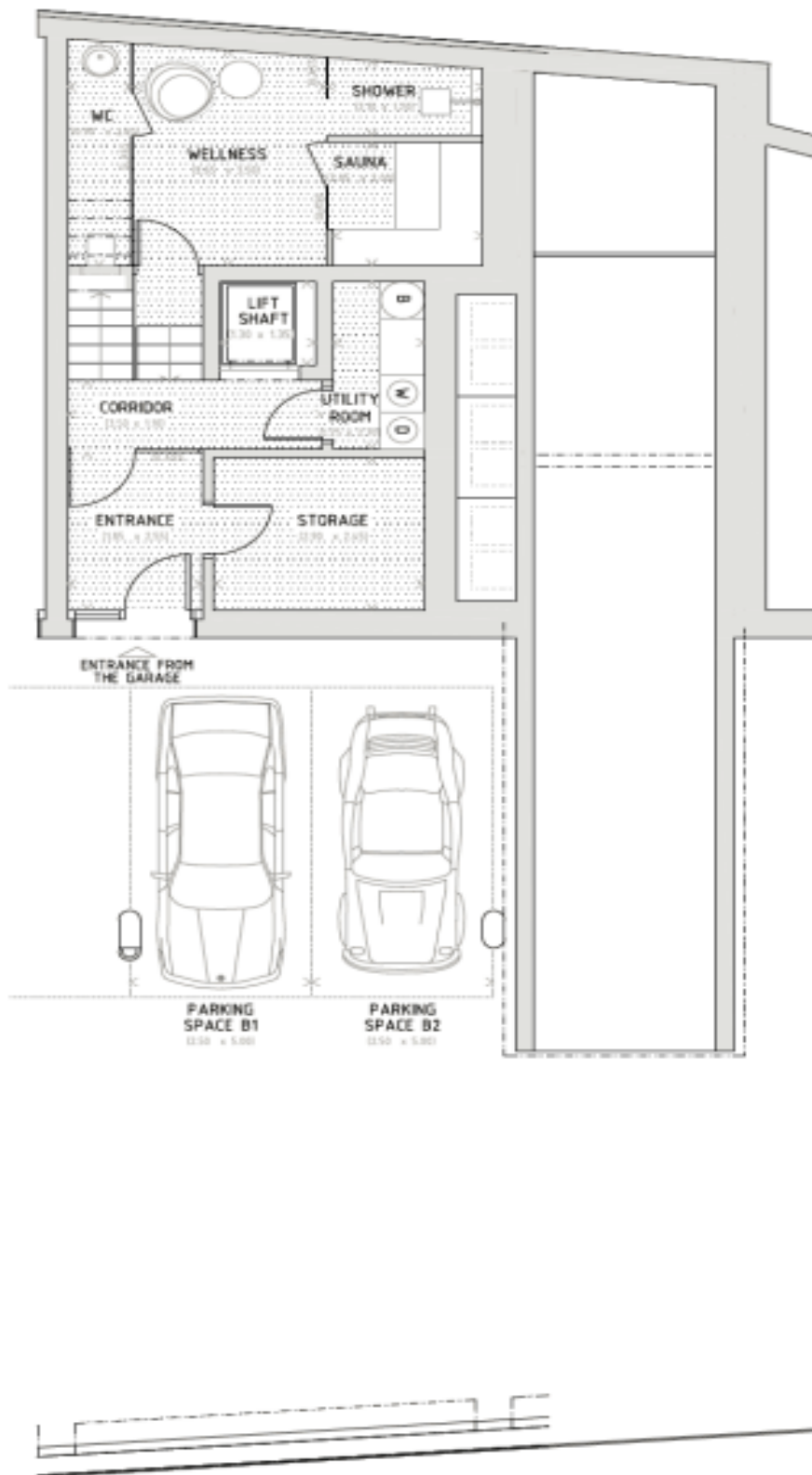




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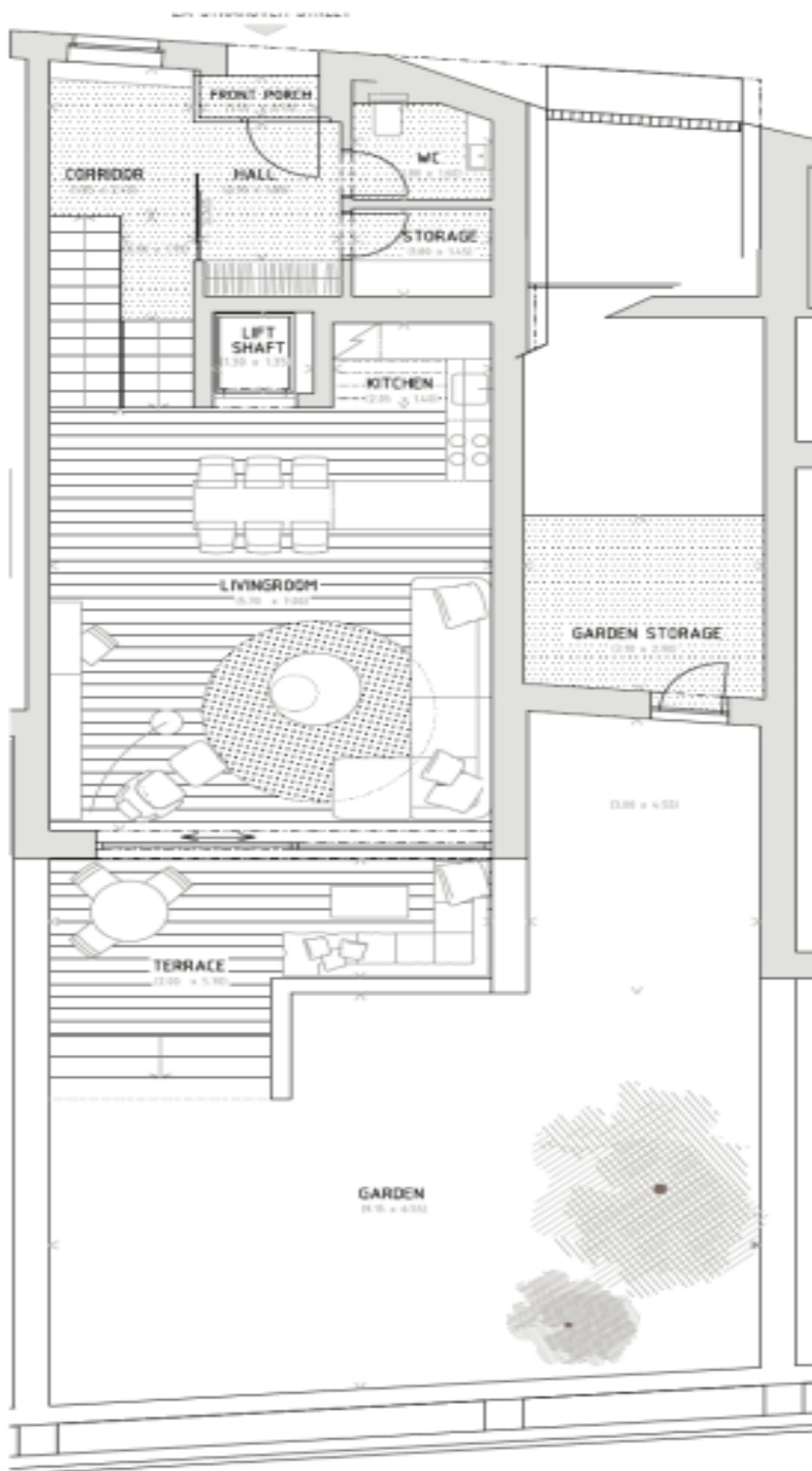




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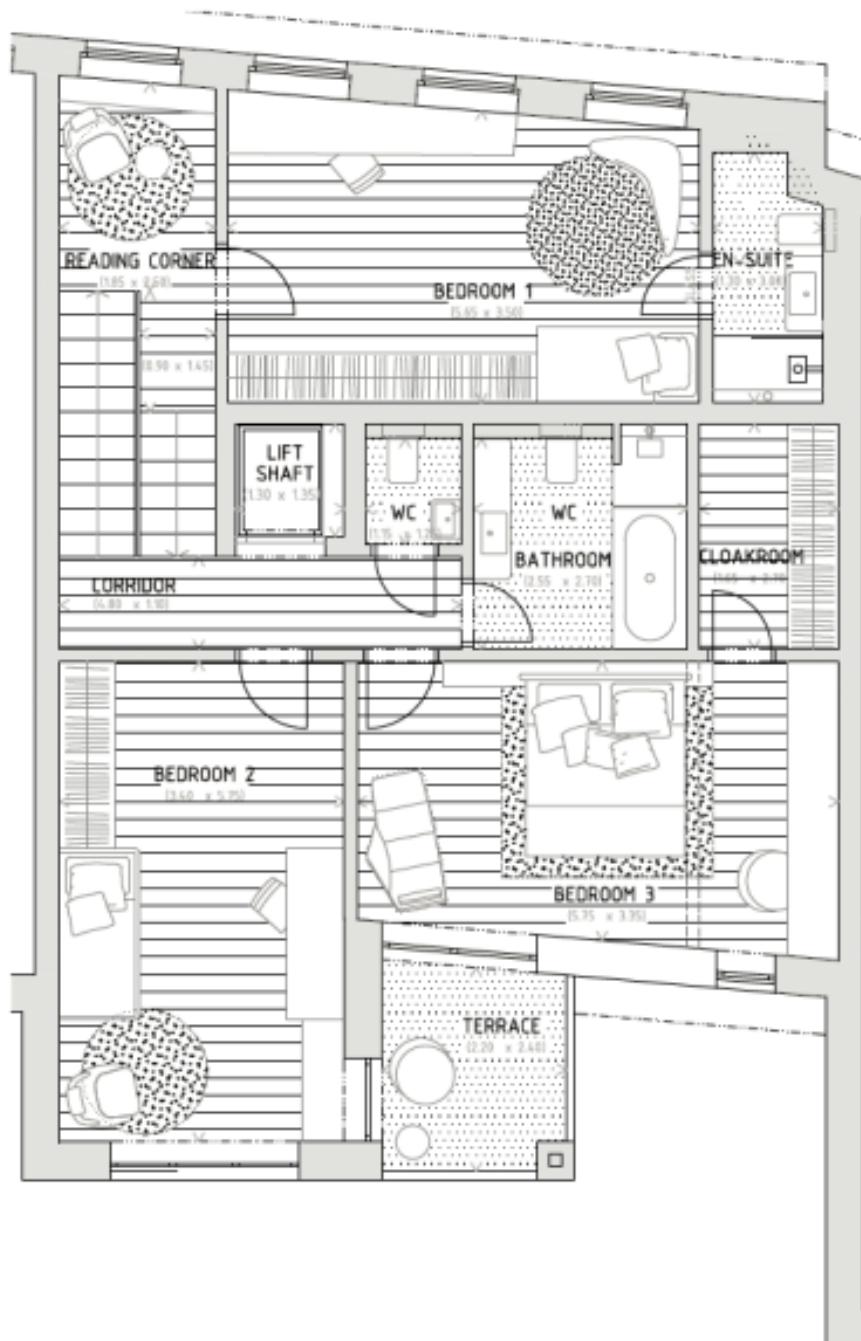




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