



## House Fifteen-bedroom (16+kk)

Ask for price

997 m<sup>2</sup>, Prague 6, Bubeneč





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Total area	997 m <sup>2</sup>
Plot	1 009 m <sup>2</sup>
Foot print	268 m <sup>2</sup>
Floor area	885 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Terrace	100 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	29273

The apartment villa from the 1930s, completely reconstructed according to the design of the architects from the DONLIĆ studio, contains 5 units. The house includes a landscaped garden and 5 parking spaces on a paved surface. The prestigious address in the diplomatic quarter of Stromovka is easily accessible from the city centre and the airport.

On the lower ground floor, there is a **3-bedroom apartment** (135 sqm) with a **40-meter south-east terrace**. On the ground floor and 1st floor there is the largest, **3-bedroom duplex apartment** (180 m<sup>2</sup>) with a **60-meter large terrace, balcony and fireplace**. The 1st floor consists of **3-bedroom apartment (100 sqm)** with balcony oriented to the southeast. On the 2nd floor, there is a **150m<sup>2</sup> 3-bedroom apartment** with beautiful view. All of these units have 2 bathrooms and walk-in wardrobe or a utility room. There is a **loft conversion** in the attic with a generous living room and preparation for a kitchen unit, a bedroom with impressive view, a bathroom and a utility room. The attic apartment is empty and ready to be completed according to the owner's ideas, the other units are occupied by long-term tenants.

There are wooden **casement windows**. In the attic, there are skylights from the Solara Czech brand. **The attic apartment has air conditioning and underfloor heating**. In the living rooms, there are parquets (in the attic apartment there is solid wood). Gas heating. The house has security doors, security equipment, camera system and satellite reception. In the garden, there is a paved area for parking, maintained lawn and tall trees.

The location in the traditional villa area with extensive gardens is away from distracting noise of the urban traffic and at the same time within easy reach of the centre and all services. Within walking distance are **2 metro stations, line A** (Hradčanská and Dejvická) as well as tram and bus stops. There are many quality restaurants, cafes or delicacies from all corners of the world, as well as several kindergartens and elementary schools. A few steps from the house begins the extensive **Royal Enclosure**, also known as **Stromovka**.

Interior 773,12 m<sup>2</sup>, terraces 100 m<sup>2</sup>, built-up area 268 m<sup>2</sup>, balconies 12 m<sup>2</sup>, garden 741 m<sup>2</sup>, plot 1009 m<sup>2</sup>.