



## House Six-bedroom (7+kk)

Ask for price

634 m<sup>2</sup>, Prague 6, Nebušice, V Uličkách





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Total area	634 m <sup>2</sup>
Plot	1 051 m <sup>2</sup>
Foot print	235 m <sup>2</sup>
Garden	816 m <sup>2</sup>
Floor area	444 m <sup>2</sup>
Terrace	190 m <sup>2</sup>
Parking	garage for 2 cars + parking on land
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29645

This modern and spacious luxury villa boasts central air-conditioning, heat recovery ventilation, an outdoor swimming pool, a home cinema and more. The house is situated on a quiet street near the entrance to the Divoká Šárka nature reserve.

The layout of the ground floor consists of a large living area with an open kitchen and access to a covered terrace (32 m<sup>2</sup>) and to the pool. There is also a guest room with an ensuite bathroom. There is a bright gallery upstairs, and 4 bedrooms (1 with ensuite bathroom), 2 of them have access to the **terrace with a jacuzzi**. The basement includes a home cinema, a billiard room, and a utility room.

The interior includes **top-class equipment**, **air-conditioning**, large-format aluminium windows with insulated triple glazing and outdoor blinds, floating wooden floors and heated large-format tiles, **wood fireplace**, designer sanitaryware, **Gaggenau** kitchen appliances, custom-made security doors, **Inels3 intelligent home system** with mobile control, HEOS audio system (17 audio zones), and professional data network. A **heat pump** and electric boiler provide heating. The **recuperation** provides clean air. There is a **camera system** with a connection to a security service and alarm. On the fully-landscaped garden with fully **automatic irrigation from the well** stands a garden house (25 m<sup>2</sup>) with a bar counter. The 4x11m automatic swimming pool has built-in counterflow. The purchase price includes **2 indoor parking spaces**, a **double garage** and parking on the land for 4 cars.

The spacious house is located in a residential area, close to the ISP International School and is **ideally situated for airport travel**. There are good civic amenities in the area (kindergarten, elementary school, post office, grocery, restaurants), while full services are within short driving distance. It is 8 minutes by bus to the **Bořislavka (A) metro station**. The Prague ring road is easily reachable by car.

Interior 444 m<sup>2</sup>, built-up area 235 m<sup>2</sup>, covered terrace 32 m<sup>2</sup>, terraces altogether 225m<sup>2</sup>, garden 816 m<sup>2</sup>, plot 1051 m<sup>2</sup>.

