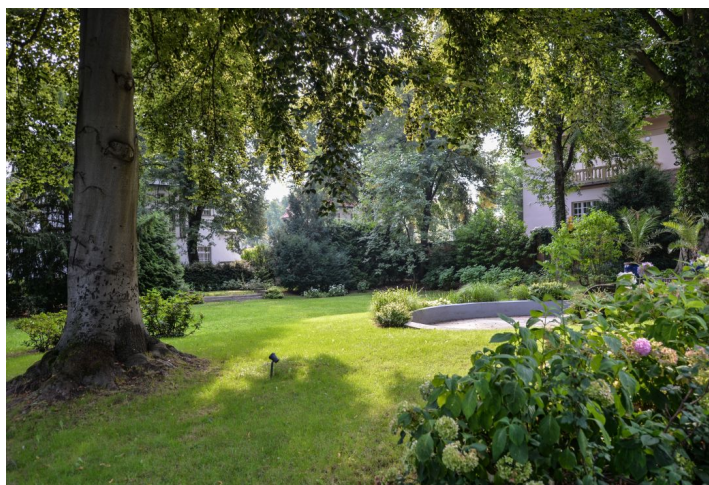




## House Fifteen-bedroom (16+1)

Ask for price

1 024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova





# House Fifteen-bedroom (16+1)

[Ask for price](#)1 024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova

|                  |                      |
|------------------|----------------------|
| Total area       | 1 024 m <sup>2</sup> |
| Plot             | 2 869 m <sup>2</sup> |
| Foot print       | 661 m <sup>2</sup>   |
| Garden           | 2 208 m <sup>2</sup> |
| Floor area       | 989 m <sup>2</sup>   |
| Terrace          | 35 m <sup>2</sup>    |
| Parking          | Yes                  |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | G                    |
| Reference number | 32160                |

This elegant villa from the 1920s currently used as an embassy and surrounded by a large landscaped garden stands in the historic center of the diplomatic district of Bubeneč. Stromovka Park is in close proximity.

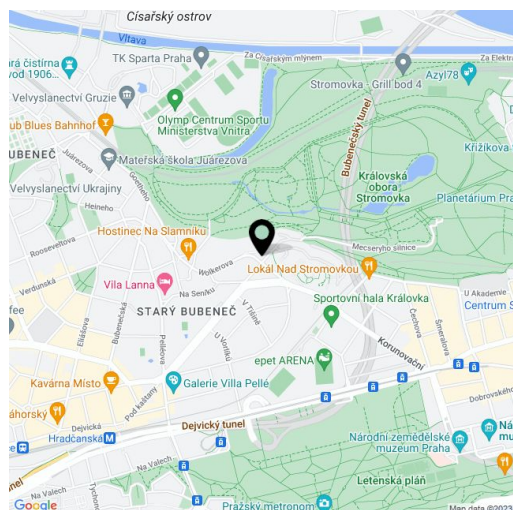
The entrance floor consists of a generous **reception hall with an atrium**, 3 bedrooms, a kitchen, a pantry, 2 guest toilets, a cloakroom, 2 closets, and a staircase corridor. On the 1st floor, there are 4 bedrooms (2 with private bathrooms), 3 dressing rooms, a bathroom with access to the terrace, 1 walk-through room with another terrace, and a hall. On the 2nd floor, there are 6 garret bedrooms, 2 bathrooms, and a hall. On the highest level is a gym. The basement is configured as a **housing unit** for the administrator (living room with a kitchen, a bedroom, and a bathroom) and a utility and operational room (pantry, garden tool storage, boiler room, drying room).

The villa was built by Ing. Václav Stieber, the president of the Chamber of Engineers, whose company also worked for the famous **Petschek family**. The house has been renovated and many original architectural features and works of art have been preserved in the interior and exterior, including **Braun's sculptures** in the garden. The grounds also feature an **original gazebo** and hundred-year-old trees. Gas heating.

In the past, several ministers lived in the villa and it is currently the residence of an ambassador. The property is part of a **dignified residential area** with many embassies in the neighborhood. The city center and the airport are easily accessible. Several restaurants, the Church of St. Gothard, or a sports hall are nearby. The vast **Royal Park (Stromovka)** in the style of an English park is only a few steps away, and **Letna Park** is also within walking distance.

Useable area 946.04 m<sup>2</sup>, terraces 34.5 m<sup>2</sup>, garage 43.33 m<sup>2</sup>, built-up area 661 m<sup>2</sup>, garden 2,208 m<sup>2</sup>, plot 2,869 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

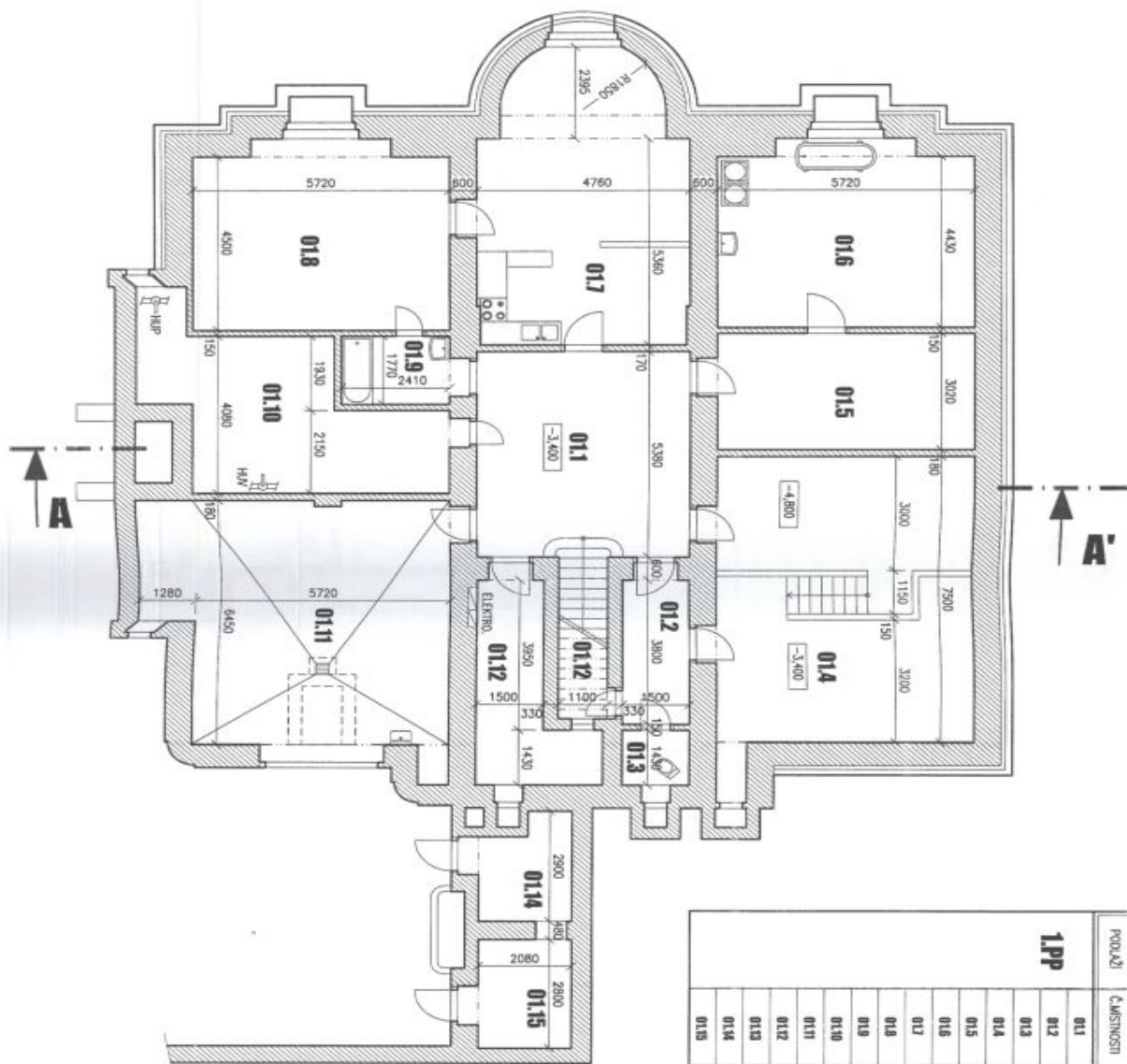




# House Fifteen-bedroom (16+1)

Ask for price

1 024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova



| PODLAŽÍ     | Č. MÍSTNOSTI | NÁZEV MÍSTNOSTI  | PLOCHA (m <sup>2</sup> ) | CELK. PLOCHA (m <sup>2</sup> ) |
|-------------|--------------|------------------|--------------------------|--------------------------------|
| <b>1.PP</b> | 01.1         | HALA             | 25,61                    | 280,15                         |
|             | 01.2         | CHODBA           | 6,15                     |                                |
|             | 01.3         | WC               | 2,15                     |                                |
|             | 01.4         | KOTELNA          | 44,87                    |                                |
|             | 01.5         | SÚŠARNA          | 17,71                    |                                |
|             | 01.6         | PRÁDELNA         | 26,84                    |                                |
|             | 01.7         | KUCHYŇ           | 33,69                    |                                |
|             | 01.8         | POKOID           | 27,24                    |                                |
|             | 01.9         | KOUPELNA         | 4,72                     |                                |
|             | 01.10        | SKLAD (HDP, HAV) | 22,36                    |                                |
|             | 01.11        | OBYČ             | 43,33                    |                                |
|             | 01.12        | SPR              | 10,42                    |                                |
|             | 01.13        | SPR              | 3,04                     |                                |
|             | 01.14        | ZAHŘANČNÍ NĚŘADÍ | 5,75                     |                                |
|             | 01.15        | ZAHŘANČNÍ NĚŘADÍ | 6,37                     |                                |

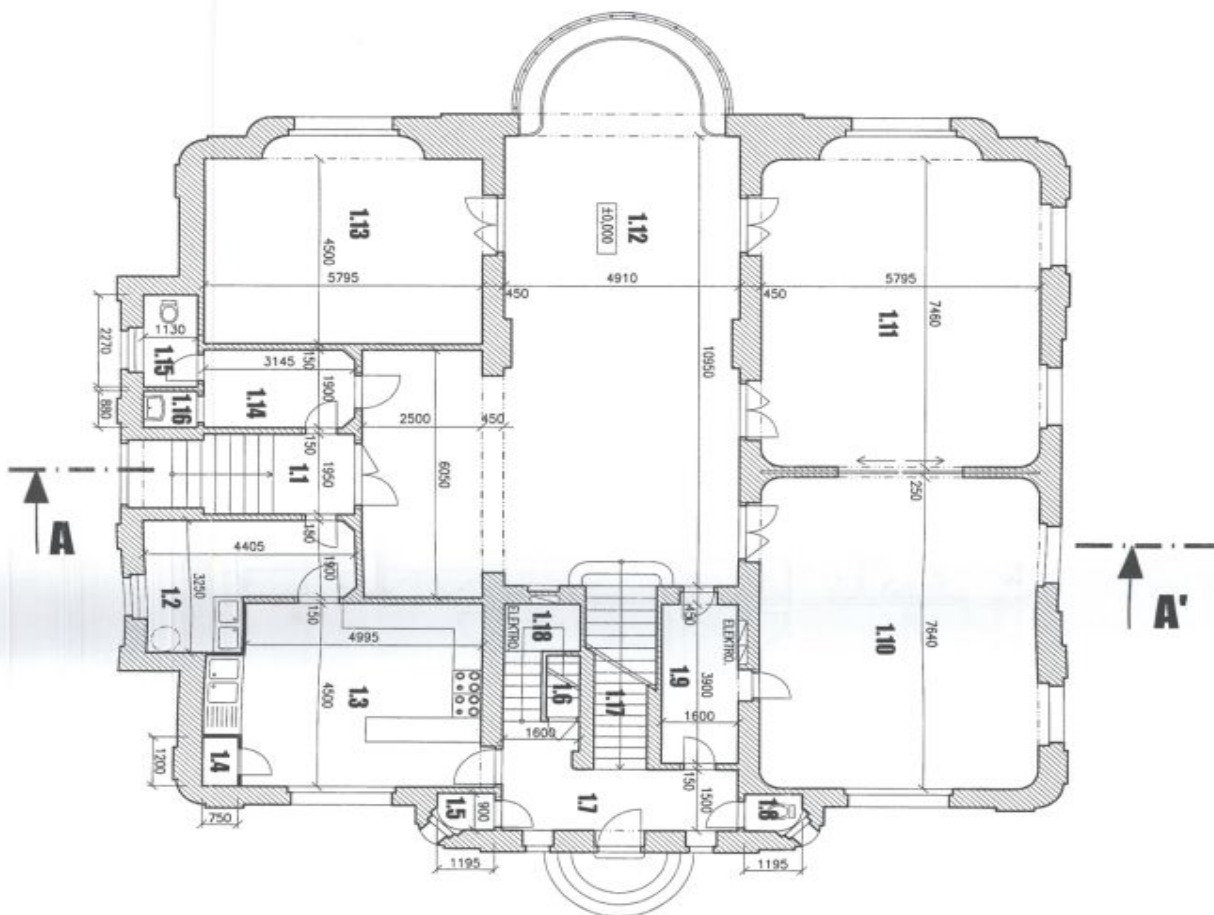
**SUTERÉN**  
ndm. Pod kofiony 3



# House Fifteen-bedroom (16+1)

Ask for price

1 024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova



| PROJEKT    | ČÁSTIČNOST | NÁZEV MÍSTNOSTI | PLOCHA (m <sup>2</sup> ) | CELKOVÁ PLOCHA (m <sup>2</sup> ) |
|------------|------------|-----------------|--------------------------|----------------------------------|
| <b>1MP</b> | 11         | ZÁVĚRÍ          | 8,74                     | 278,5                            |
|            | 12         | POMOCNÁ KUCHĚN  | 11,02                    |                                  |
|            | 13         | KUCHĚN          | 24,38                    |                                  |
|            | 14         | SPÍŽ            | 0,90                     |                                  |
|            | 15         | KOJNARNA        | 1,01                     |                                  |
|            | 16         | KOJNARNA        | 1,09                     |                                  |
|            | 17         | CHODBA          | 9,57                     |                                  |
|            | 18         | WC              | 1,01                     |                                  |
|            | 19         | JOJELNÍ SPĚNS   | 6,72                     |                                  |
|            | 110        | JOJELNA         | 45,11                    |                                  |
|            | 111        | SALÓN           | 46,24                    |                                  |
| 112        | SÍŇ        | 77,22           |                          |                                  |
| 113        | PRACOVNA   | 27,81           |                          |                                  |
| 114        | ŠKOLNA     | 5,91            |                          |                                  |
| 115        | WC         | 2,57            |                          |                                  |
| 116        | UMÝVADLO   | 0,99            |                          |                                  |
| 117        | SPALOVN    | 5,00            |                          |                                  |
| 118        | SPALOVN    | 3,21            |                          |                                  |

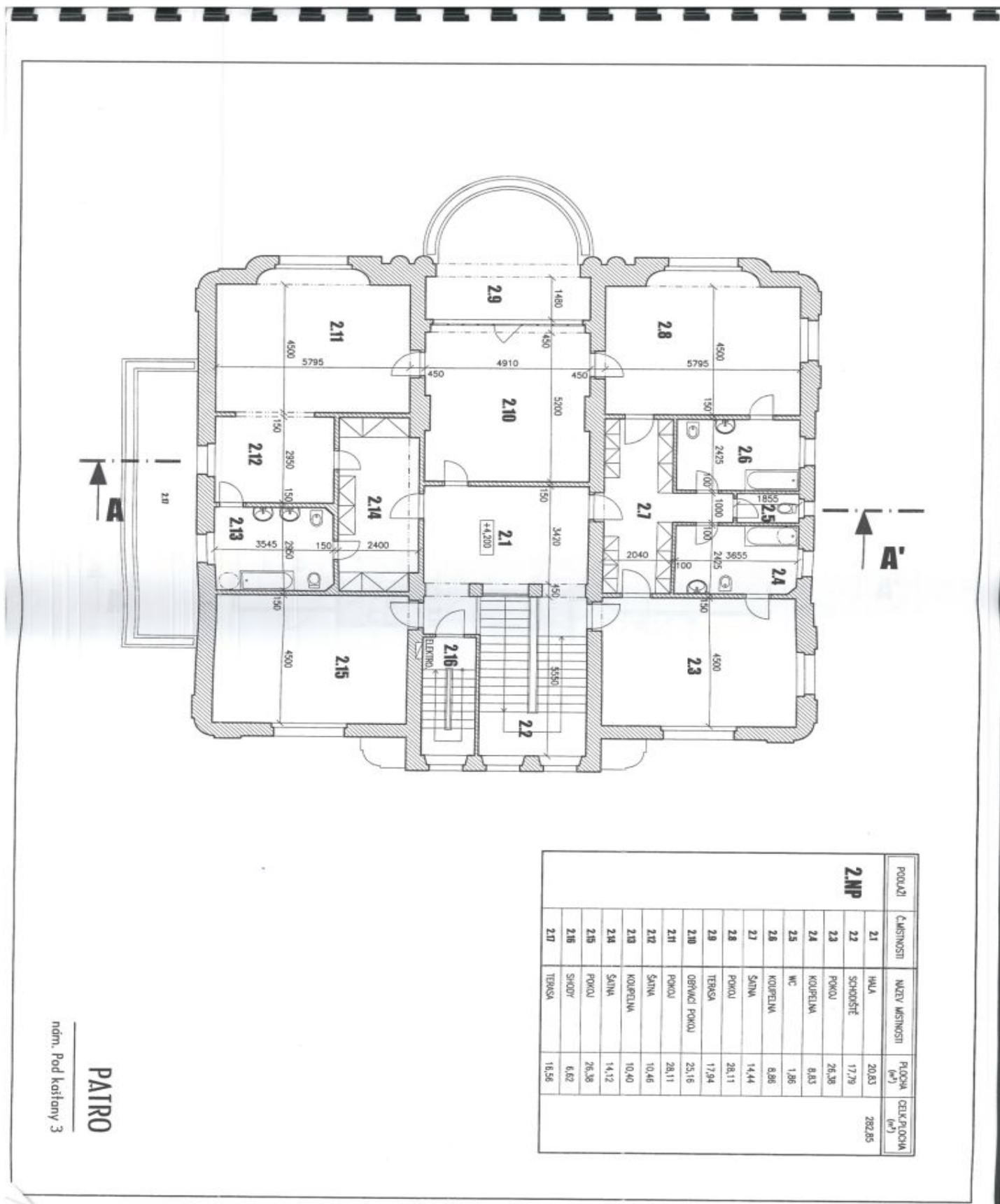
**PŘÍZEMÍ**  
nám. Pod kaňkami 3



# House Fifteen-bedroom (16+1)

Ask for price

1 024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova



| PODLAŽÍ     | Č. MÍSTNOSTI | NÁZEV MÍSTNOSTI | PLOCHA (m <sup>2</sup> ) | CELK. PLOCHA (m <sup>2</sup> ) |
|-------------|--------------|-----------------|--------------------------|--------------------------------|
| <b>2.NP</b> | 21           | HALA            | 20,83                    | 282,85                         |
|             | 22           | SPRCHOŠTĚ       | 17,79                    |                                |
|             | 23           | POKOUJ          | 26,38                    |                                |
|             | 24           | KOUPELNA        | 8,83                     |                                |
|             | 25           | WC              | 1,86                     |                                |
|             | 26           | KOUPELNA        | 8,88                     |                                |
|             | 27           | SÁLNA           | 14,44                    |                                |
|             | 28           | POKOUJ          | 28,11                    |                                |
|             | 29           | TERASA          | 17,94                    |                                |
|             | 210          | OBYVACÍ POKOUJ  | 25,16                    |                                |
|             | 211          | POKOUJ          | 28,11                    |                                |
|             | 212          | SÁLNA           | 10,46                    |                                |
|             | 213          | KOUPELNA        | 10,40                    |                                |
|             | 214          | SÁLNA           | 14,12                    |                                |
|             | 215          | POKOUJ          | 26,38                    |                                |
|             | 216          | SHODY           | 6,62                     |                                |
| 217         | TERASA       | 18,56           |                          |                                |

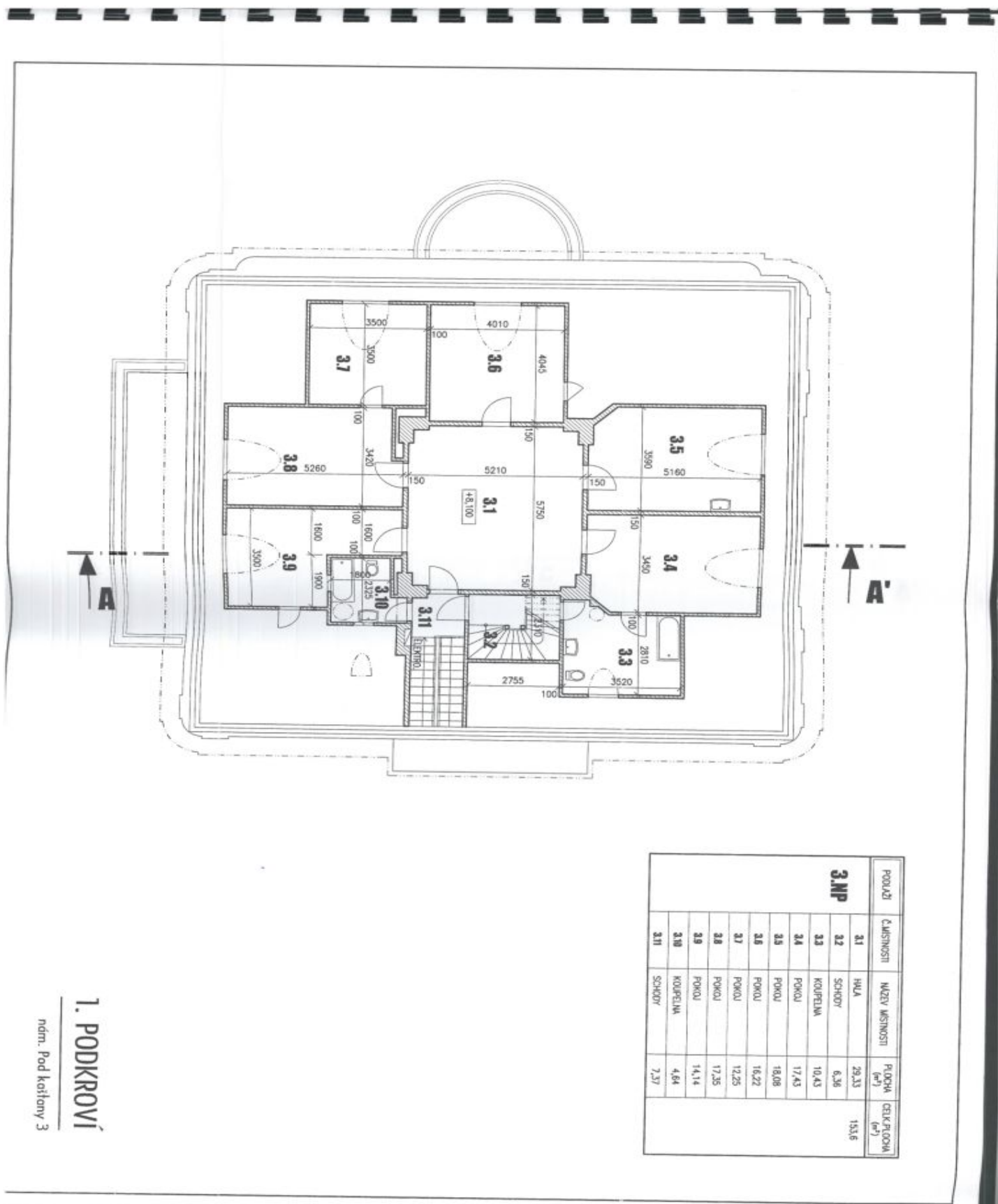
ndm. Pod kofány 3  
**PATRO**



# House Fifteen-bedroom (16+1)

Ask for price

1024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova



| PODLI      | Č. MÍSTNOSTI | NÁZEV MÍSTNOSTI | PLOCHA (m <sup>2</sup> ) | CELK. PLOCHA (m <sup>2</sup> ) |
|------------|--------------|-----------------|--------------------------|--------------------------------|
| <b>3NP</b> | 3.1          | HUČA            | 29,33                    | 153,6                          |
|            | 3.2          | SCHODY          | 6,36                     |                                |
|            | 3.3          | KOUPELNA        | 10,43                    |                                |
|            | 3.4          | POKOU           | 17,43                    |                                |
|            | 3.5          | POKOU           | 18,08                    |                                |
|            | 3.6          | POKOU           | 16,22                    |                                |
|            | 3.7          | POKOU           | 12,25                    |                                |
|            | 3.8          | POKOU           | 17,35                    |                                |
|            | 3.9          | POKOU           | 14,14                    |                                |
|            | 3.10         | KOUPELNA        | 4,64                     |                                |
|            | 3.11         | SCHODY          | 7,37                     |                                |

## 1. PODKROVÍ

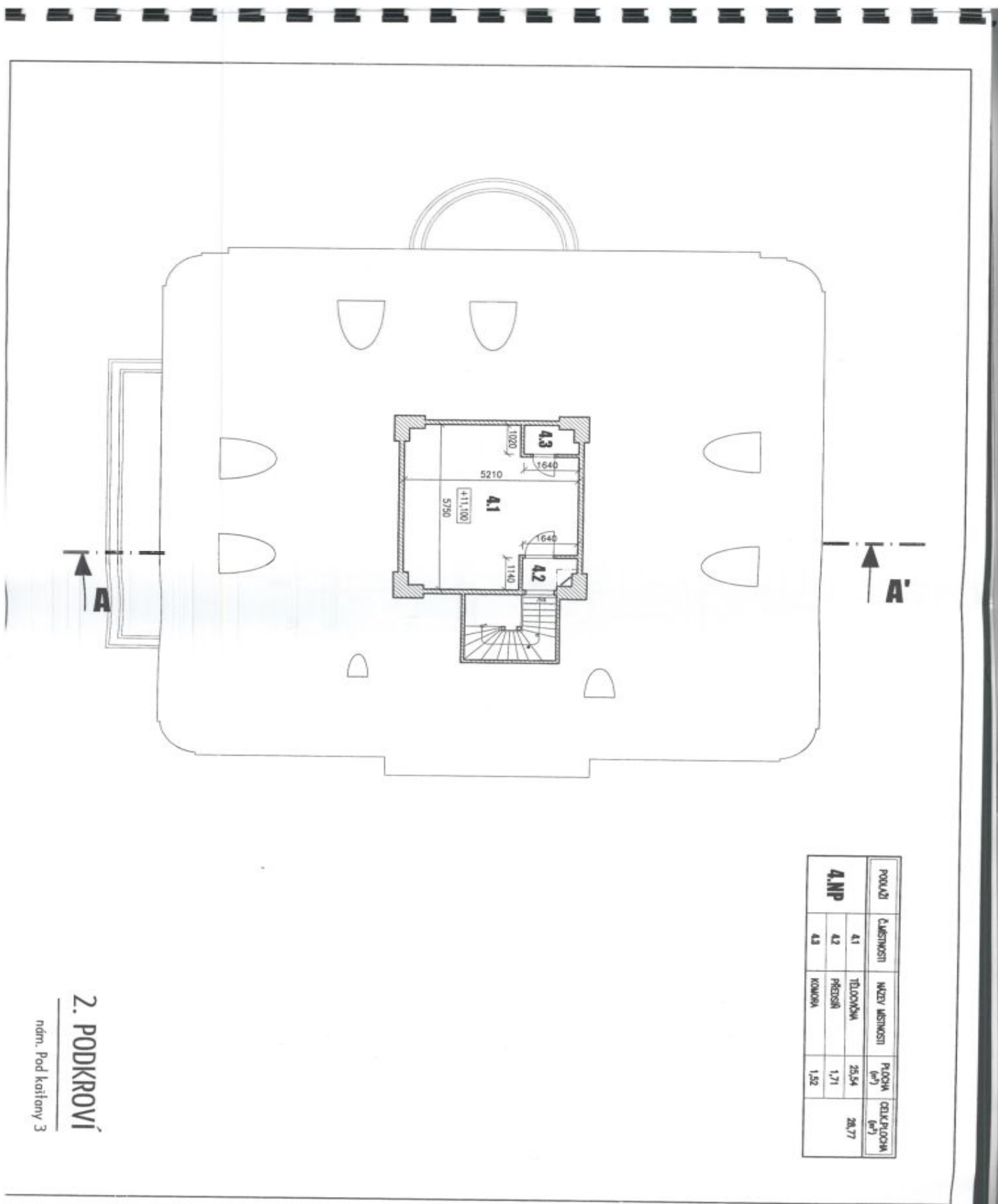
nám. Pod koflíky 3



# House Fifteen-bedroom (16+1)

1 024 m<sup>2</sup>, Prague 6, Bubeneč, náměstí Borise Němcova

Ask for price



2. PODKROVÍ

ndm. Pod kaitany 3