



Historic property Seven-bedroom (8+kk)

Ask for price

Prague 1, Malá Strana





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Usable area	392 m ²
Foot print	191 m ²
Plot	704 m ²
Parking	3-4 outdoor parking spaces
PENB	G
Reference number	33283

This completely renovated Baroque family mansion from 1602 by architect Christopher Dientzenhofer is one of the jewels of Kampa. The villa with a private garden and parking spaces stands in a unique location near the romantic Čertovka Stream – a canal associated with many legends. This prestigious address is within walking distance of major offices, many historical monuments, parks, and gardens.

The entrance floor consists of a living room connected to the garden, a dining room, a kitchen, a guest bedroom, an entrance hall, a bathroom with a toilet, and a foyer. On the 1st floor, there are 2 air-conditioned bedrooms with en-suite bathrooms; one of the bedrooms also has a dressing room and access to a **terrace overlooking the treetops**. The 2nd floor consists of a **30-meter air-conditioned suite** with a bedroom, en-suite bathroom, and dressing room. In the basement, there is a **wine cellar** with a seating area.

The interior is decorated with preserved and carefully restored historical elements. High standard facilities include **solid wood oak floors**, **marble tiles** in the bathrooms, and a kitchen with a **granite worktop** with built-in **Gaggenau** appliances. There is a **pergola** in the beautifully landscaped garden. Parking is available on 3-4 outdoor parking spaces.

Numerous surrounding palaces contribute to the impressive atmosphere, between which are charming narrow streets leading to the park on **Kampa Island**. The city center can be easily reached on foot or by tram, which stops 150 meters away from the villa. All amenities are close at hand, including kindergartens, an elementary school, and a high school, as well as a sports center, grocery stores, many cafes, and different restaurants.

Useable area 391.68 m², built-up area 191 m², garden 513 m², plot 704 m².

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

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Plán 1.PP

TABULKA MÍSTNOSTÍ - SKLEP

Č.M.	NÁZEV MÍSTNOSTI	m ²
0.1	CHODBA	1,77
0.2	SCHODIŠTĚ	5,38
0.3	SKLAD VÍNA	10,95
0.4	VINÁRNA	21,52
0.5	WC + KOUPELNA	6,63





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Situační náčrtes Plán 1.NP

TABULKA MÍSTNOSTÍ - PRÍZEMÍ

Č. M.	NÁZEV MÍSTNOSTI	m ²
L1	ZÁDVEŘÍ	2,98
L2	CHOUBA	2,75
L3	OKLID	3,77
L4	VSTUPNÍ HALA	14,54
L5	JÍDELNA	29,19
L6	KUCHYŇ	10,98
L7	POKOJ	17,43
L8	WC + KOPELNA	5,58
L9	CHOUBA	4,94
L10	SPOJNĚNÍ	1,20
L11	TERASA	56,63
L12	SPOLEČENSKÁ MÍSTNOST	30,56
L13	PERGOLA	24,81



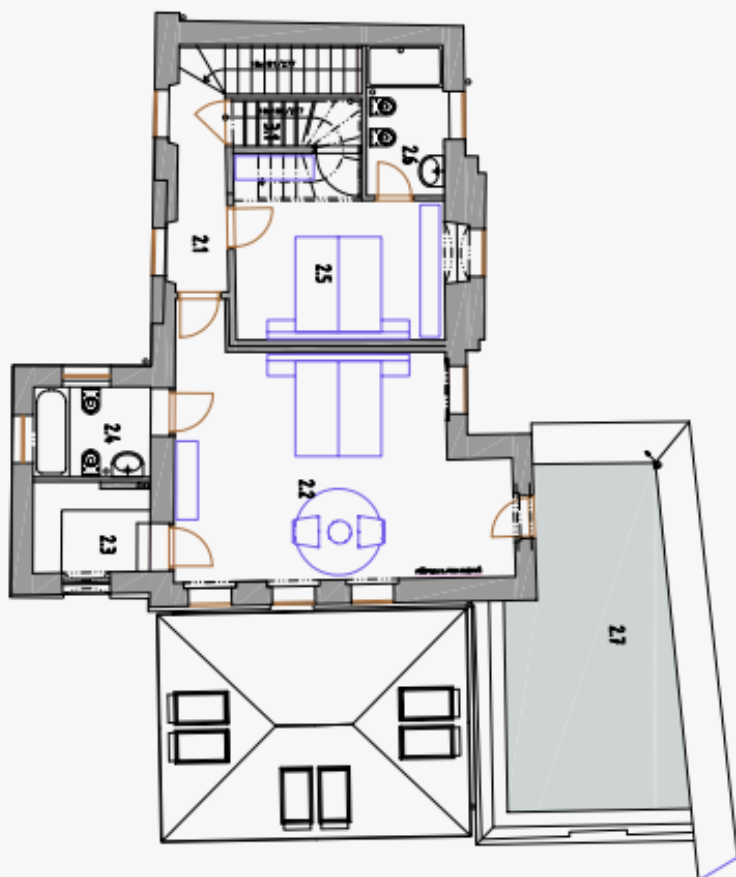
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Plán 2.NP

TABULKA MÍSTNOSTÍ - PATRO

Č. M.	NÁZEV MÍSTNOSTI	m ²
21	CHODBA	4,31
22	POKOJ	32,05
23	ŠATNA	5,02
24	KOUPELNA	5,12
25	POKOJ	15,83
26	KOUPELNA	5,10
27	TERASA	12,85



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Plán 3.NP

TABULKA MÍSTNOSTÍ - PODKROVÍ

Č.M.	NÁZEV MÍSTNOSTI	m ²
31	SCHODIŠTĚ	5,30
32	POKOUJ	31,96
33	KOUPELNA	8,12
34	ŠATNA	3,45
35	TECHNICKÉ ZÁZEMÍ	12,12

