



## House Five-bedroom (6+1)

Rented

763 m<sup>2</sup>, Prague 6, Bubeneč, Goetheho





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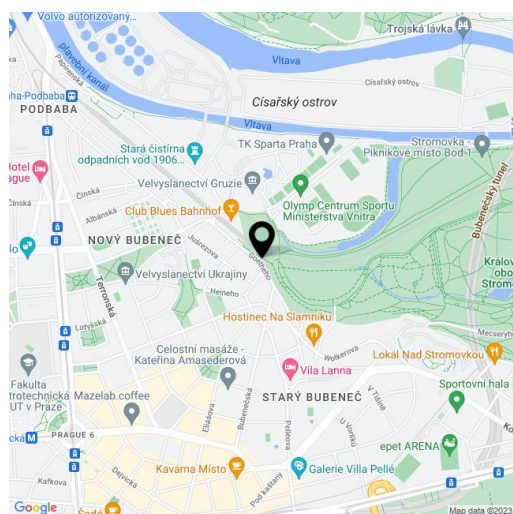
763 m<sup>2</sup>, Prague 6, Bubeneč, Goetheho

|                  |                                  |
|------------------|----------------------------------|
| Total area       | 763 m <sup>2</sup>               |
| Plot             | 931 m <sup>2</sup>               |
| Foot print       | 295 m <sup>2</sup>               |
| Garden           | 636 m <sup>2</sup>               |
| Floor area       | 565 m <sup>2</sup>               |
| Terrace          | 198 m <sup>2</sup>               |
| Parking          | Double garage.                   |
| Garage           | Yes                              |
| Cellar           | Yes                              |
| Service price    | Utilities are billed separately. |
| PENB             | C                                |
| Reference number | 38279                            |
| Available from   | Immediately                      |

The renowned ADR architectural studio designed this premium contemporary villa with a heated outdoor pool, sauna, Jacuzzi, and several terraces. Situated in the highly sought-after diplomatic quarter of Bubeneč with numerous foreign embassies, just a few steps from Stromovka, the largest park in Prague, it stands in a quiet residential area with complete amenities within easy reach and quick access to the city center and airport. Conveniently located for international schools, and just a short walk from the Hradčanská and Dejvická metro stations.

The main floor features a spacious living room with a **fireplace**, dining area, and access to the **terrace** and **garden**, a fully fitted kitchen, a toilet, and an entrance hall with a **closet**. The first floor includes a master bedroom with a **walk-in closet** and a bathroom, two children's bedrooms, a bathroom, plus a shared wraparound **enclosed balcony**. The second floor offers a bedroom, a study, a kitchenette, a bathroom, a toilet, and another large **terrace** with a Jacuzzi. There is a basement level with a double garage, a **sauna/fitness room**, a toilet, a **walk-in closet**, a laundry room, two storage rooms, a utility area, and access to the terrace.

**High-standard equipment and finishes, air-conditioning, hardwood floors, built-in wardrobes and storage, wood-aluminum windows, gas boiler, central vacuum cleaner, electronic security system. Double garage.** Available from March 2025, maybe earlier upon agreement.

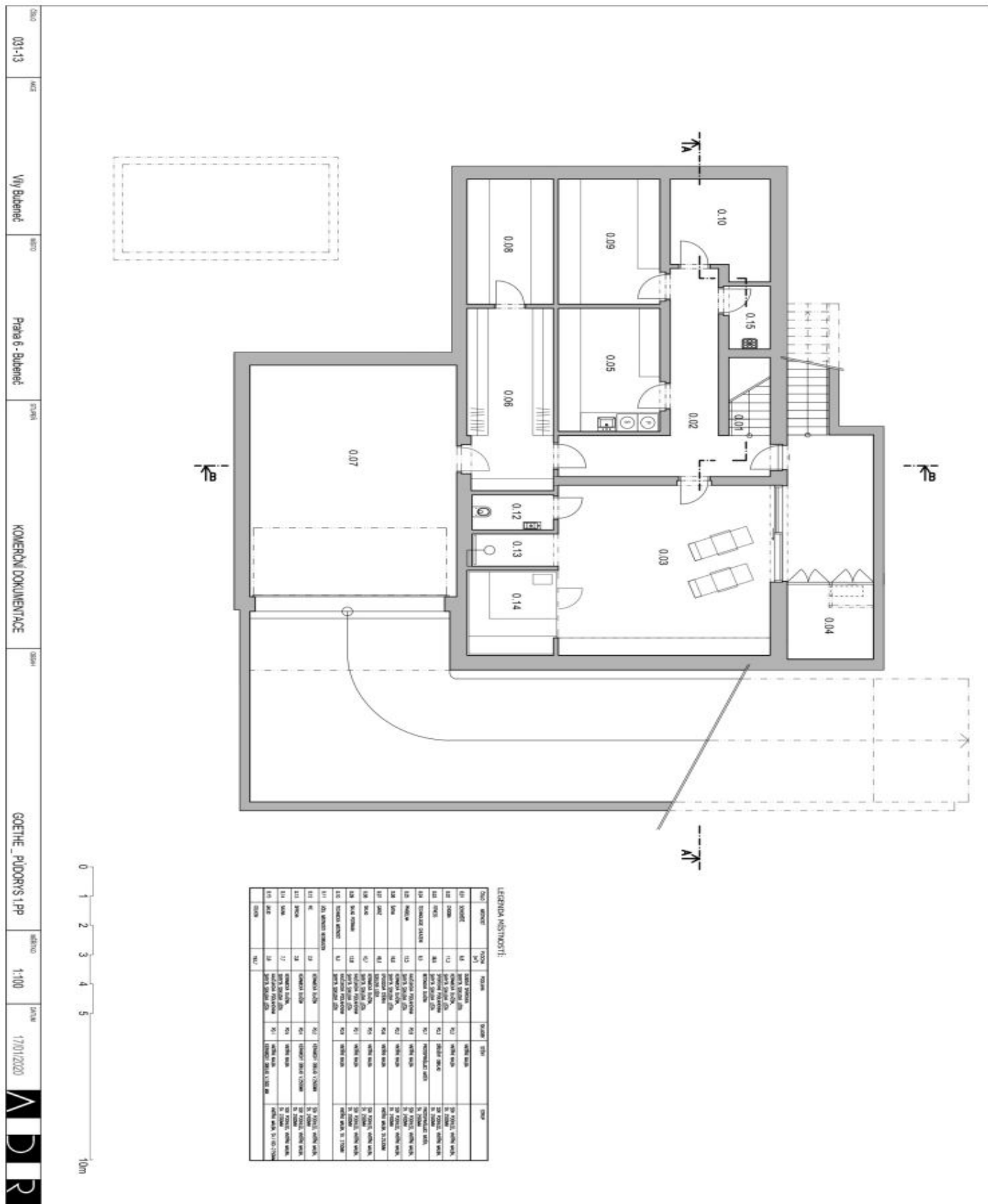




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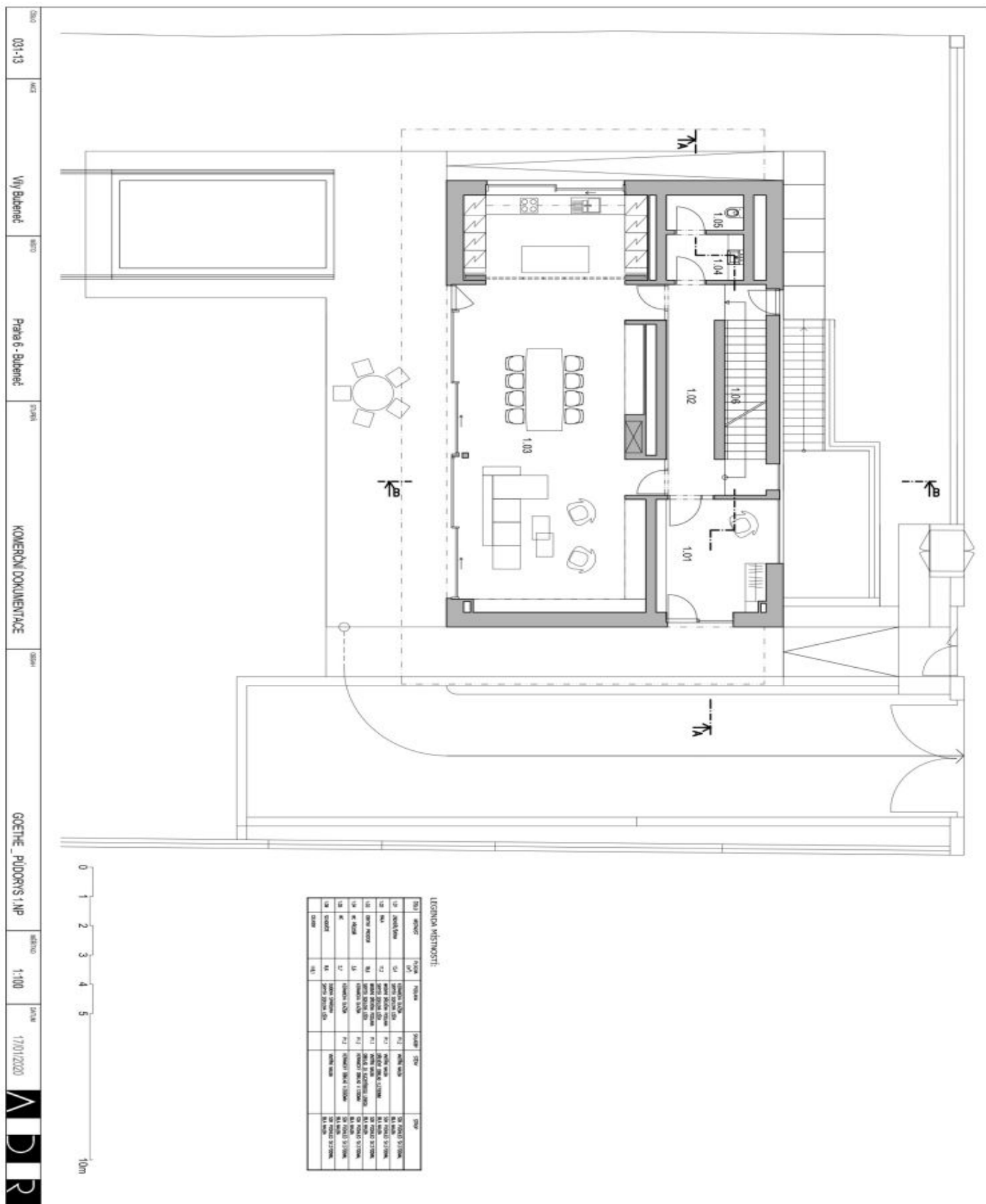




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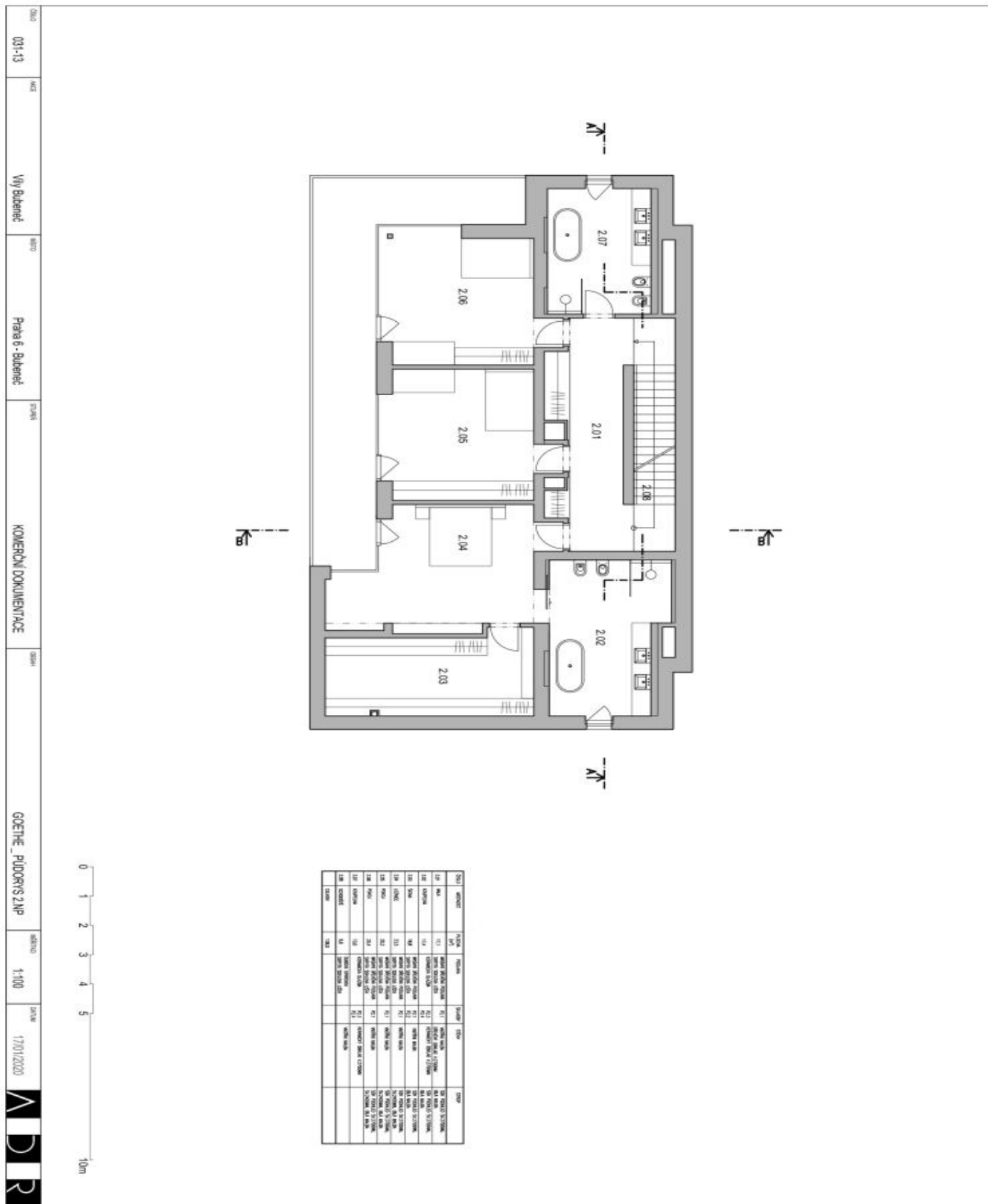




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