



## House Six-bedroom (7+1)

Sold

391 m<sup>2</sup>, Prague 6, Dejvice, Ke Kulišce





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|                  |                        |
|------------------|------------------------|
| Usable area      | 391 m <sup>2</sup>     |
| Plot             | 884 m <sup>2</sup>     |
| Foot print       | 201 m <sup>2</sup>     |
| Garden           | 683 m <sup>2</sup>     |
| Floor area       | 353 m <sup>2</sup>     |
| Terrace          | 38 m <sup>2</sup>      |
| Parking          | Garage in the basement |
| Garage           | Yes                    |
| Cellar           | Yes                    |
| PENB             | C                      |
| Reference number | 41683                  |

This timeless house with a sauna, surrounded by a landscaped garden lined with mature trees, is part of the gated Dubový mlýn residential complex. It is set in the greenest part of Prague 6—the Šárka Valley.

On the elevated ground floor, there is a kitchen with a dining room and access to a **large terrace**, and in the lower part, there is a spacious living room with a **fireplace**, an entrance hall, and a guest bedroom with a bathroom and a separate entrance. The mezzanine floor consists of 2 bedrooms and a bathroom. On the upper floor, there is a master bedroom with an en suite bathroom, another 2 bedrooms, a dressing room, and a bathroom. The basement consists of technical facilities, a laundry room, storage space, and a **double garage**.

The house was built in 2006. **Parquet** and tiled floors. A high number of windows provide plenty of daylight, which can be regulated by blinds. Facilities include **built-in storage space**, a kitchen with **Miele appliances**, **air-conditioning** on the upper floor, an electric boiler, and an alarm. There is a **garden house with a sauna** on the landscaped grounds. The complex can be entered only through a **continuously guarded central entrance**.

Dubový mlýn is located directly in the **Šárka-Lysolaje Nature Park**. The location offers **absolute peace and privacy**. Hiking trails and bike paths pass through the area. At the same time, it has quick access to the airport or the prestigious **ISP** school in Nebušice. Transport connections are provided by buses, and the ride to the Dejvická metro station takes 15 minutes.

Usable area 391.1 m<sup>2</sup>, built-up area 201 m<sup>2</sup>, garden 683 m<sup>2</sup>, land 884 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.

